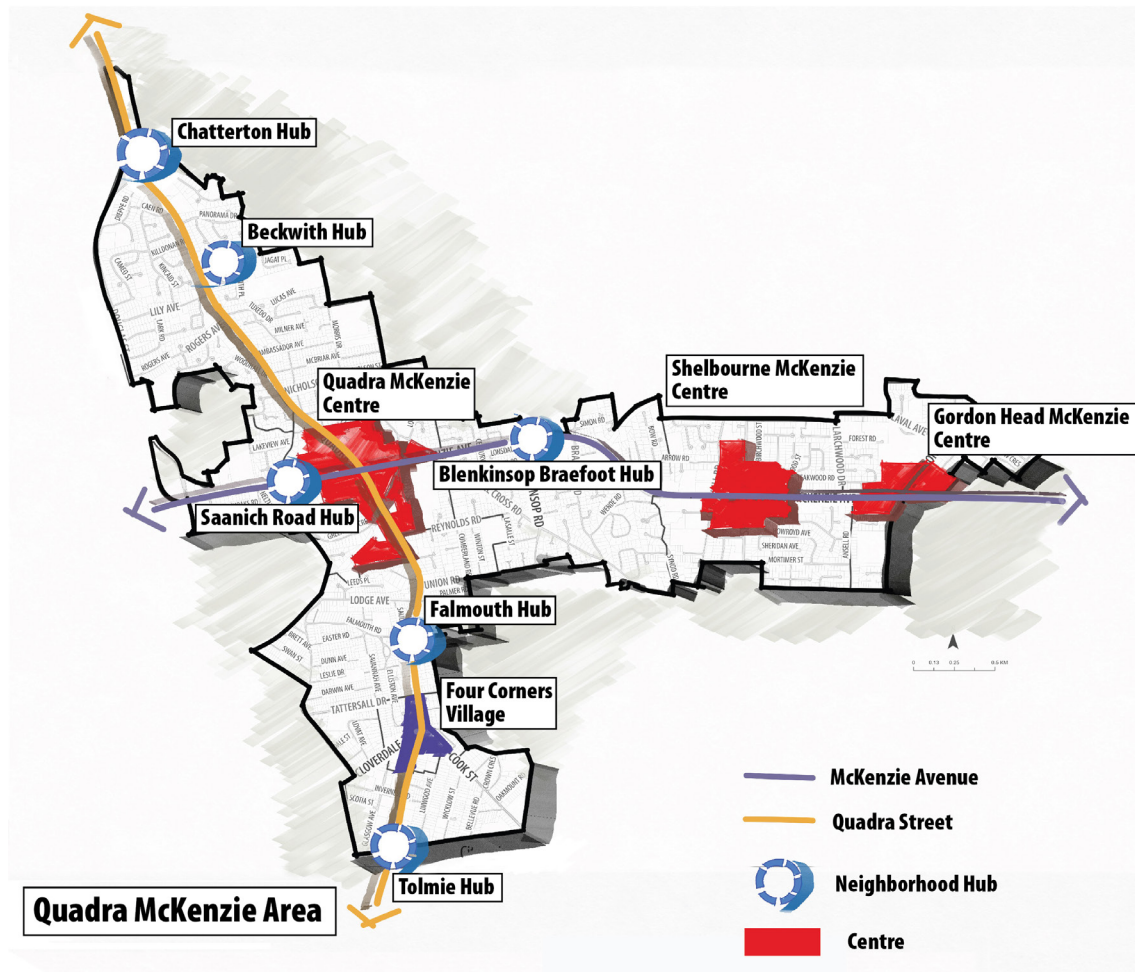


DRAFT QUADRA MCKENZIE PLAN

Phase 3 Engagement Summary April 2025



DISCLAIMER

The thematic analysis of qualitative responses for survey results, email summaries and open house comments was generated by GovAI, a service that is designed specifically for the Public Sector and Local Government contexts.

GovAI was utilized to analyze over 11,600 qualitative survey responses, 352 emails and 575 post-it notes from open houses to categorize feedback into themes.

The process complied with all applicable data privacy standards and organizational protocols regarding the handling of survey data.

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INTRODUCTION

Project Background

The process to develop the Quadra McKenzie Plan began in February of 2023, after Council approval of the Terms of Reference. The intent of the project is to develop a Plan that promotes sustainable land use and transportation, while accommodating new housing and employment growth within well designed Centres, Corridors and Villages (CCVs). The Quadra McKenzie Plan focuses on four key plan goals around land use, transportation, housing and public realm, to guide planning and land use management decisions in the community for the next 20 to 30 years. The process is being delivered in accordance with the Terms of Reference and is currently in Phase 3 of 4.

In Phase 3, the Draft Plan was presented to the public for feedback. A number of community engagement opportunities were presented to the public and stakeholders to review the content of the Draft Plan and provide feedback to staff, both virtually and in-person. Based on the feedback received, changes will be made to the Draft Plan before it is finalized and presented to Council for their consideration.

The following graphic provides an overview of project phases and timeline.



Purpose of this Report

The purpose of this report is to provide a summary of engagement activities and feedback received during Phase 3: Draft Plan Refinement.

Summary of Phase 3 Engagement Activities

The Draft Plan was released to the public in October of 2024, along with a community survey. A series of in-person open houses, online webinars, and stakeholder workshops followed through the months of November and December. The following outlines the community engagement activities that were undertaken during Phase 3: Draft Plan Refinement, to promote and receive input on the Draft Plan. Overall, engagement reached almost 3,800 people and received over 3,300 comments.

Postcard

In October 2024, over 19,000 postcards were mailed to addresses within the study area to notify residents and businesses of the Draft Plan and upcoming engagement opportunities.

Social Media

Social media posts on Facebook and X (Twitter) were used to promote the Draft Plan release, online survey, in-person open houses, pop-up events, and virtual webinars.

Community Survey

An online survey was posted on the project website and HelloSaanich between October 22nd, 2024, and December 2nd, 2024. There were 2,505 responses to the survey during the 42 days it was active.

In-person Open Houses

In-person open houses were hosted on Saturday November 2nd and Wednesday November 5th, 2024, summarizing key components of the Draft Plan and providing opportunity for in-person feedback. 732 people attended the in-person open houses and left 542 sticky notes.

Virtual Webinars

Virtual webinars were hosted on Wednesday October 30th, 2024, at 12:00pm and 6:30pm, summarizing the Draft Plan. The webinar recordings were posted afterwards on the project website. 198 people attended the online webinars and 231 people viewed the webinars online.

Pop-up Events

Pop-up events were held at the University of Victoria, along the Lochside Trail at Borden Street and McKenzie Avenue, and at Nellie McClung Library to provide an opportunity for additional public feedback and promotion.

Email Correspondence

Members of the public were encouraged to email qms@saanich.ca to ask questions and share their comments on the Draft Plan. To date, 352 emails have been received.

Stakeholder Workshops

In-person and virtual workshops were held with interested stakeholders to discuss aspects of the Draft Quadra McKenzie Density Framework. Between the two events, 37 people were in attendance.

SURVEY RESULTS

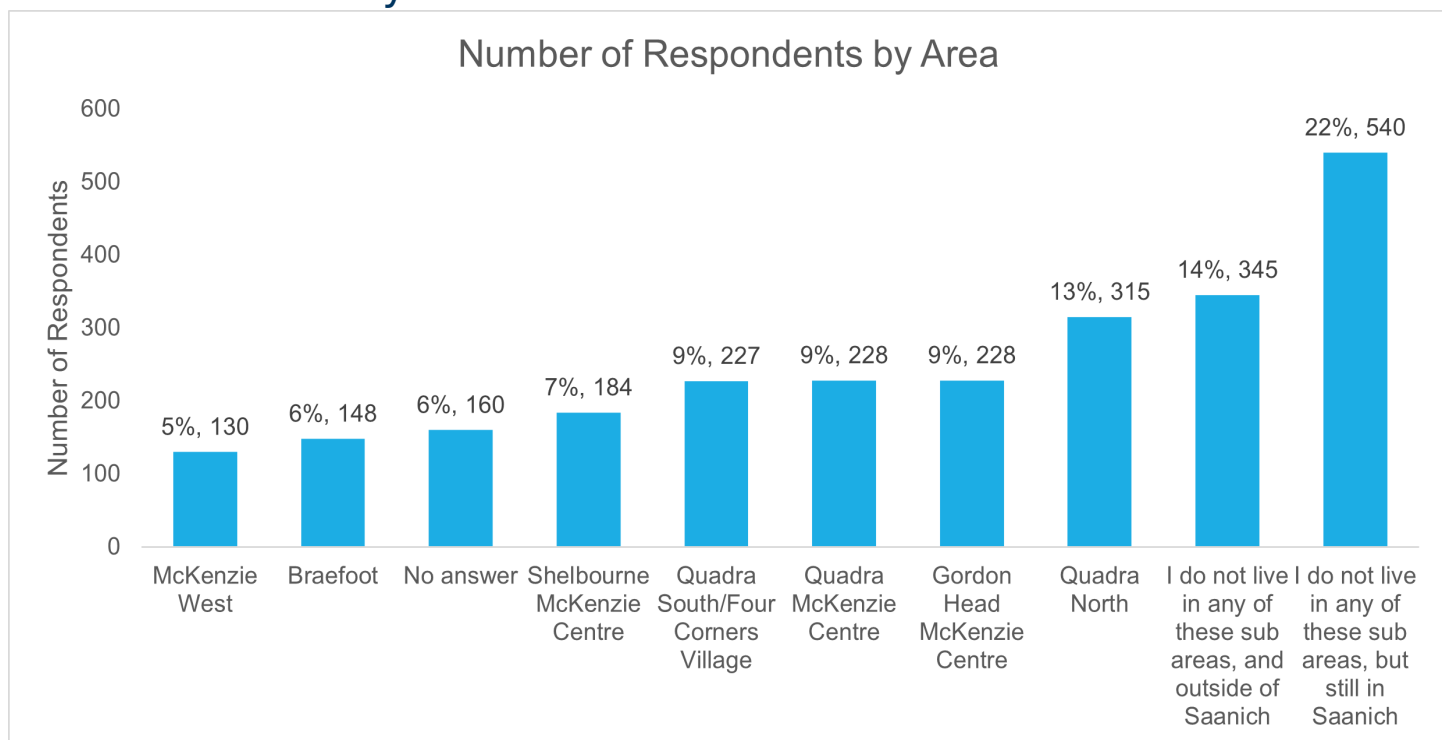
SECTION 1

DEMOGRAPHICS

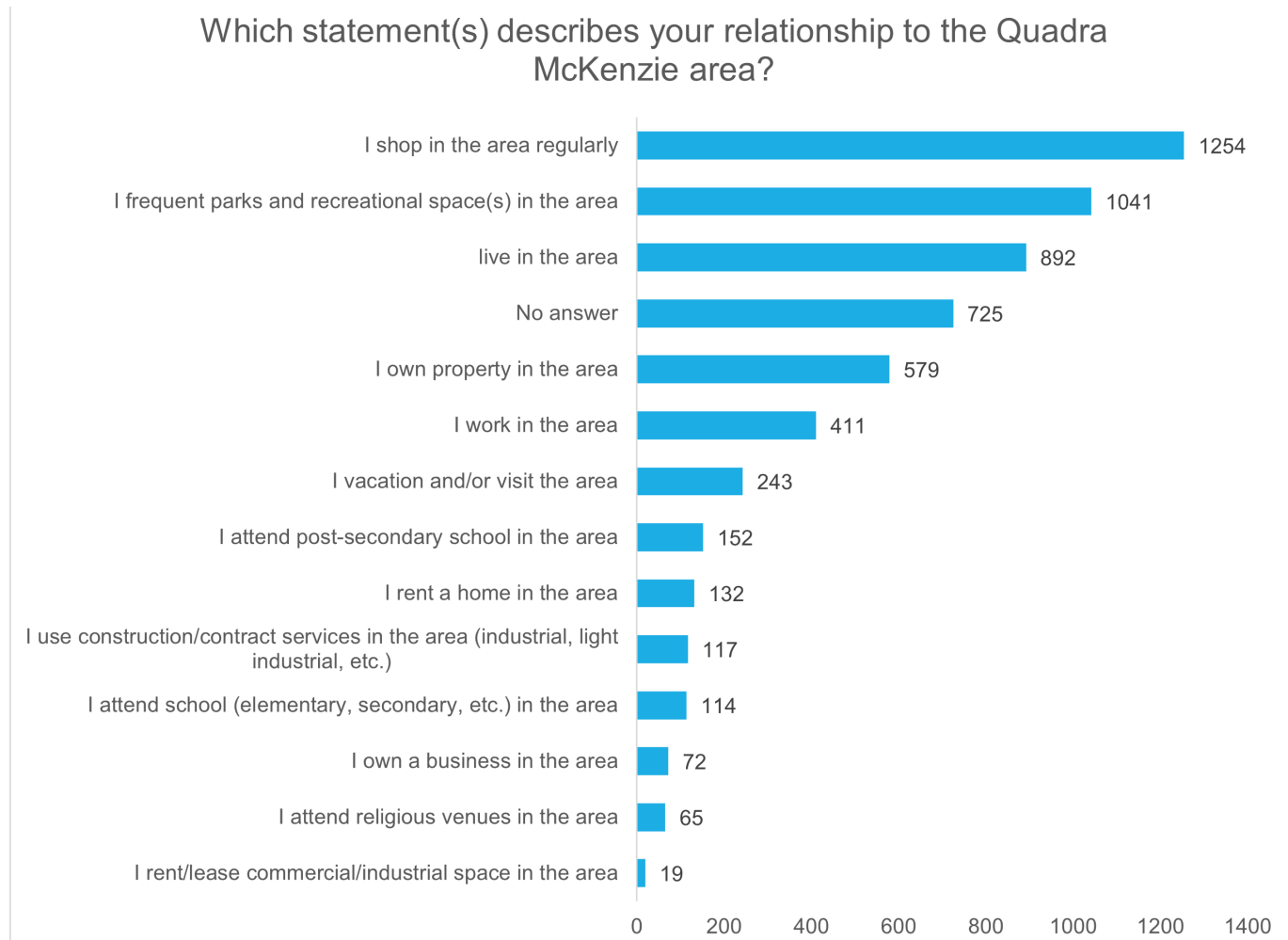
To help better understand where respondents come from and how these respondents interact with the Quadra McKenzie area, demographic questions related to place of residence, type of use, age and gender were asked. This information helped to inform us how the Plan can meet diverse community needs.



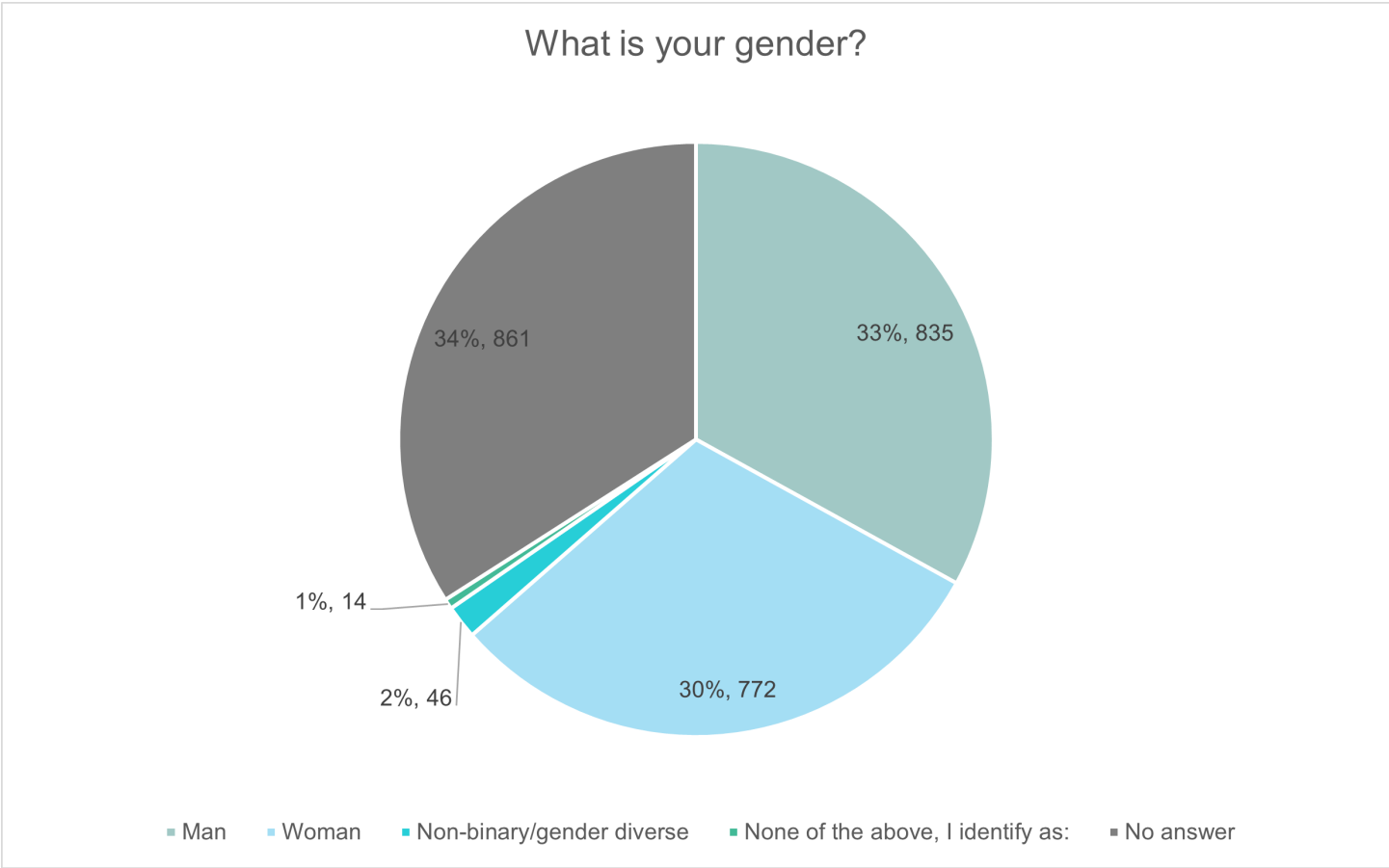
1. What sub area do you live in?



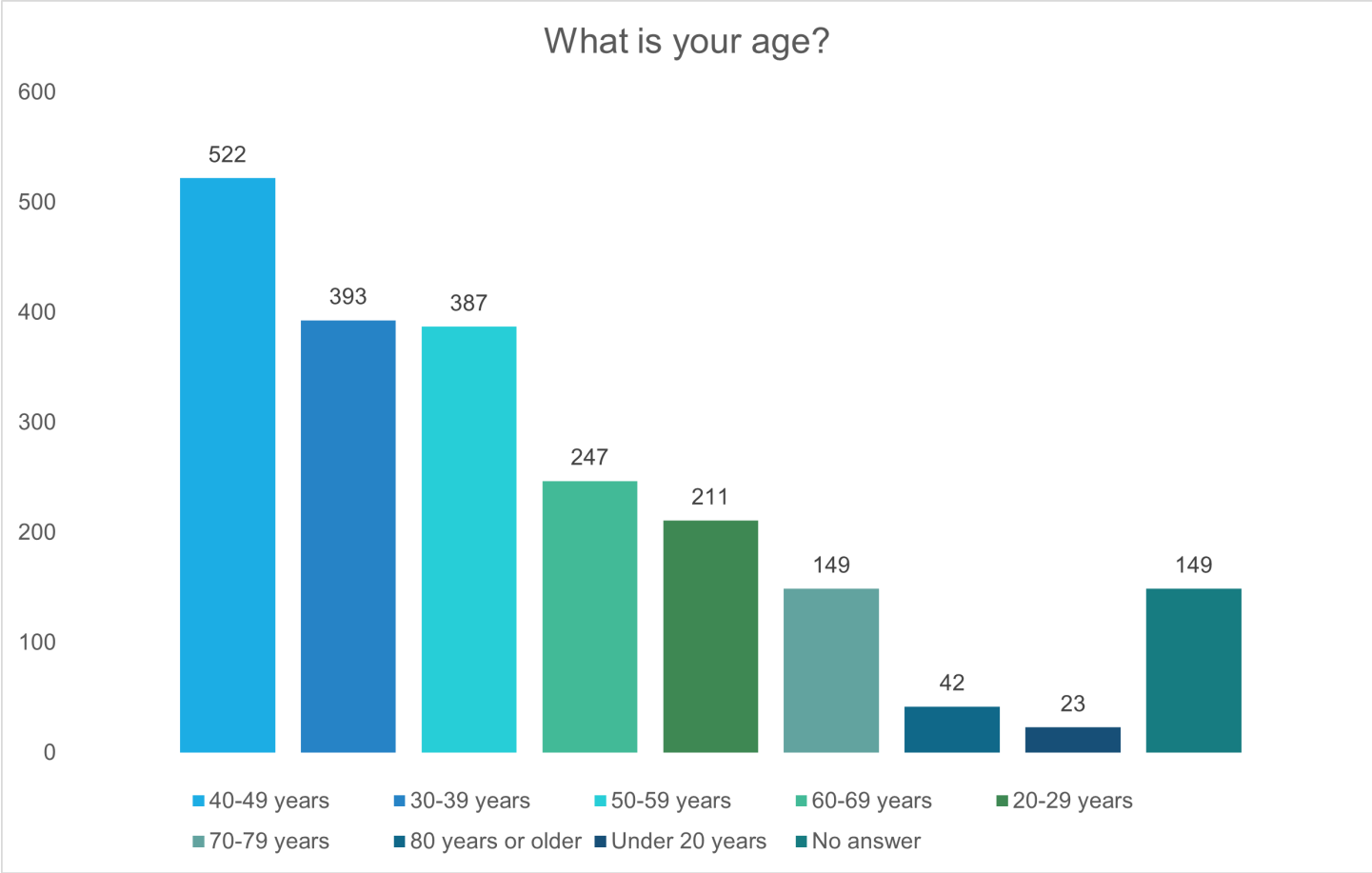
2. Which statement(s) describe your relationship to the Quadra McKenzie area?



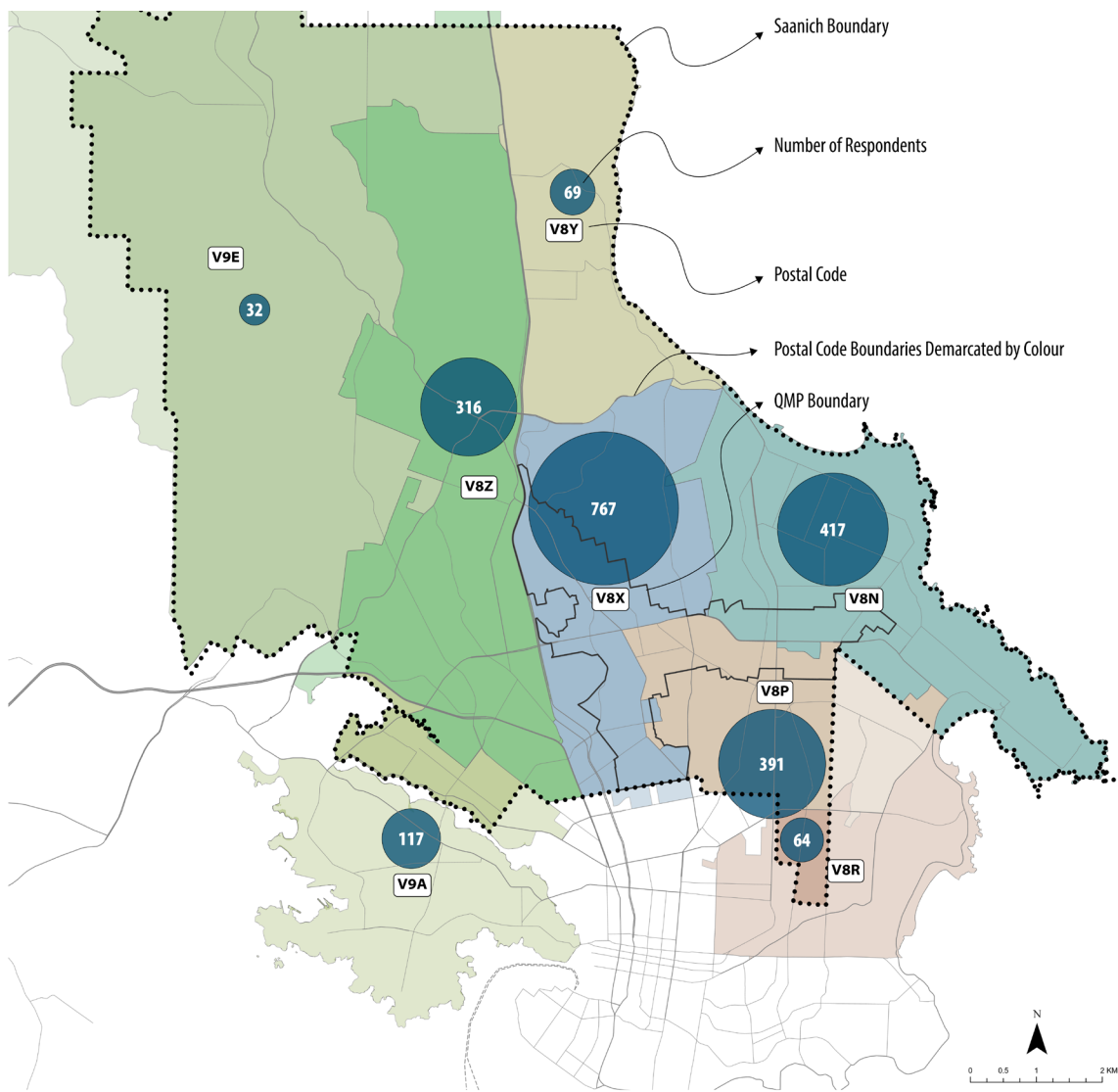
3. What is your gender?



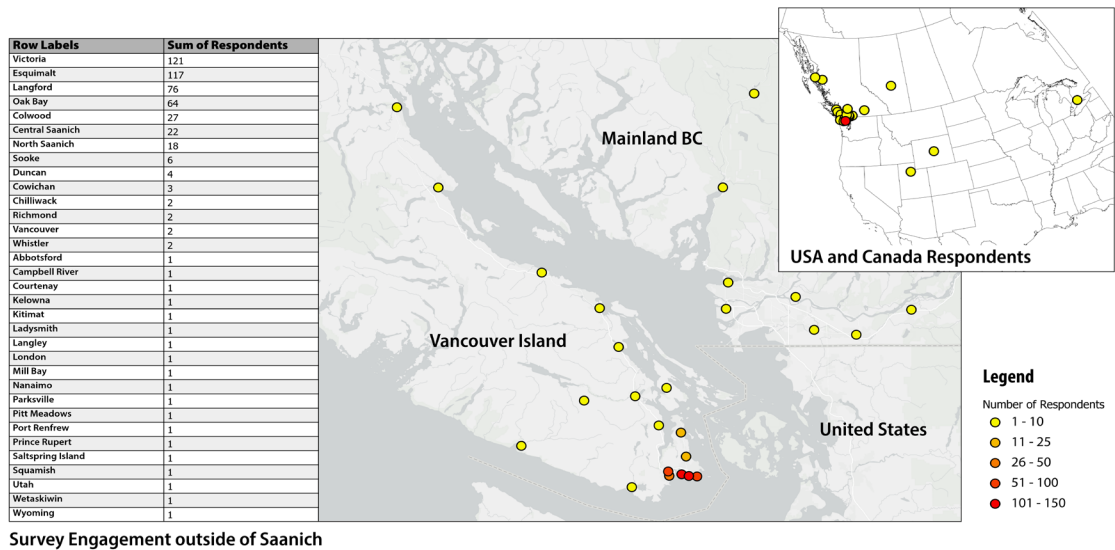
4. What is your age?



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



Survey Engagement from within Saanich by Postal Code



Survey Engagement outside of Saanich

SECTION 2

KEY PLAN GOALS

The Draft Quadra McKenzie Plan builds on the vision of Saanich's Official Community Plan and provides focused land use, transportation, housing, and public realm directions to enable a transition towards a more inclusive and resilient urban form.

The four goals provide a touchstone in these four areas and reflect the core focus of the Plan. The following questions asked respondents about their level of support for the four Key Plan Goals:



A. Land Use

Implement the Centre, Corridor and Village growth management framework to build compact, liveable, accessible, sustainable, and climate resilient communities with places to live, work, come together, and move around.



B. Transportation & Mobility

Redesign McKenzie Avenue and Quadra Street as complete streets that accommodate all modes and uses and prioritize improvements to active transportation and transit networks to support car light living, create more vibrant public spaces and improve safety and accessibility.



C. Housing Diversity, Affordability and Supply

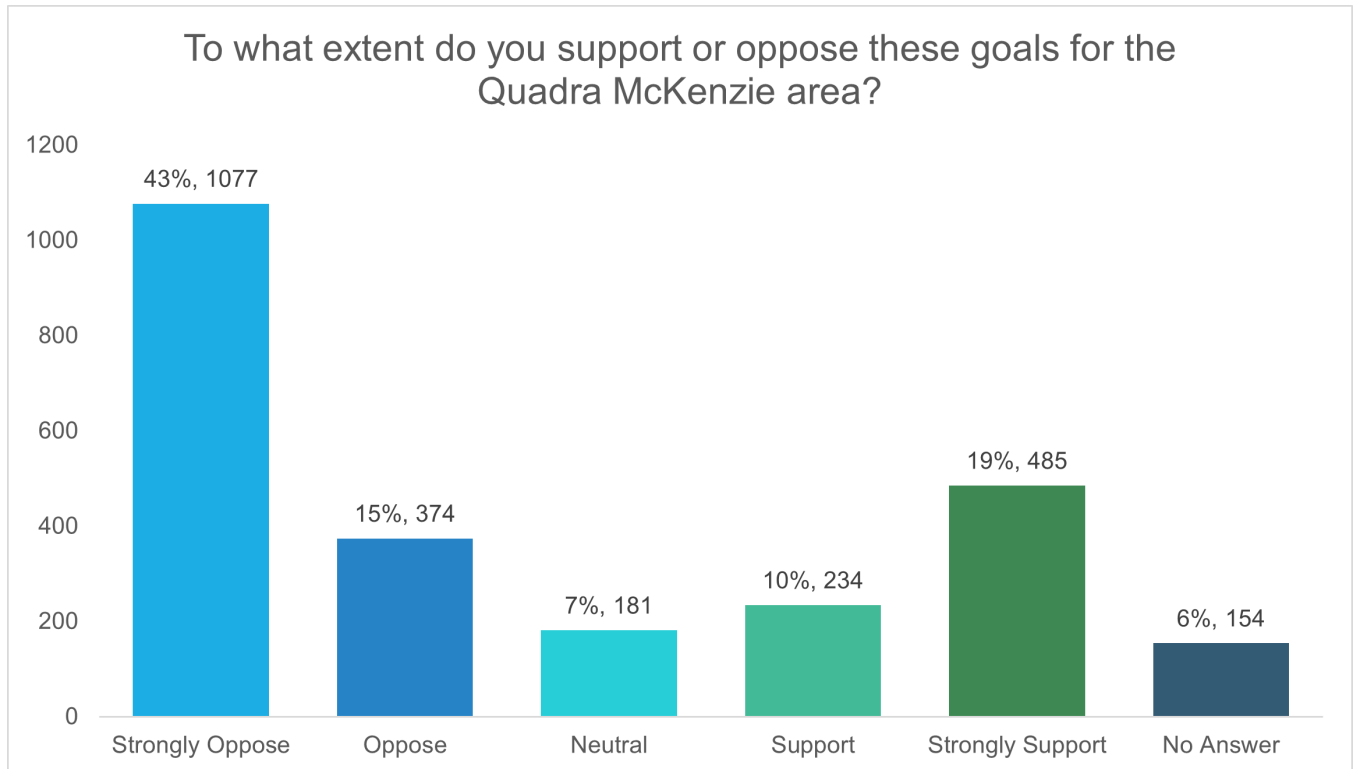
Expand the range of housing options, types, tenures, and affordability levels through the plan area and pair with convenient access to transit, active transportation, services and amenities.



D. Public Realm & Open Space

Support community livability by providing a walkable network of parks, trails and open spaces and strengthening public realm areas to support the gathering and movement of people, with a focus on enhancements to McKenzie Avenue, Quadra Street and within community nodes.

6. To what extent do you support or oppose these goals for the Quadra McKenzie area?



7. Is there any other feedback you would like to share with us on these goals?

Transportation and Mobility Concerns

This theme encompasses a wide range of concerns relating to proposed changes in transportation infrastructure. Comments reveal substantial dissatisfaction with the idea of reducing vehicle lanes, particularly highlighting worries about worsening traffic congestion, increased travel time, and potential delays in emergency services. Suggestions for improvement include supplementary public transit options, the integration of multi-modal transportation systems, and maintaining existing road capacity to avoid increased vehicular strain.

Number of comments: 1012

Housing Density and Affordability

Housing density discussions point to issues surrounding the introduction of high-rise developments in areas traditionally low-rise in nature. Concerns are primarily focused on preserving neighborhood character, along with fears about overburdened infrastructure, such as schools and utilities. Some commenters propose phased development plans and emphasize the need for affordable and family-friendly housing options.

Number of comments: 523

Implementation and Urban Planning Criticisms

Criticisms in this area are centered around the planning process itself, which many view as rushed and inadequately inclusive of public opinion. Commenters express a desire for greater transparency and involvement in decision-making processes. Additionally, there are worries that current plans may disproportionately benefit developers while overlooking resident concerns.

Number of comments: 312

Environmental and Social Impacts

Environmental concerns are voiced over potential increases in pollution due to higher vehicle congestion, and the loss of green spaces which are highly valued in the community. Social impacts include worries about rising costs of living and community health challenges. Some suggest integrating green building practices and preserving natural areas to counteract these issues.

Number of comments: 179

Support for Specific Goals or Aspects

While critical voices are loud, there is notable support for specific components of the plan. Many appreciate efforts to boost public transport options and establish dedicated bike lanes. This support hinges on proper execution that integrates these elements seamlessly without disrupting current infrastructures.

Number of comments: 123

Resistance Against Change

Resistance is a significant theme, with comments reflecting a preference for maintaining the status quo. Concerns are largely focused on changes that might disturb traditional commuting practices and lifestyles. This sentiment is often linked to fears of rapid transformation without considering local cultural and social dynamics.

Number of comments: 401

Accessibility and Mobility Challenges

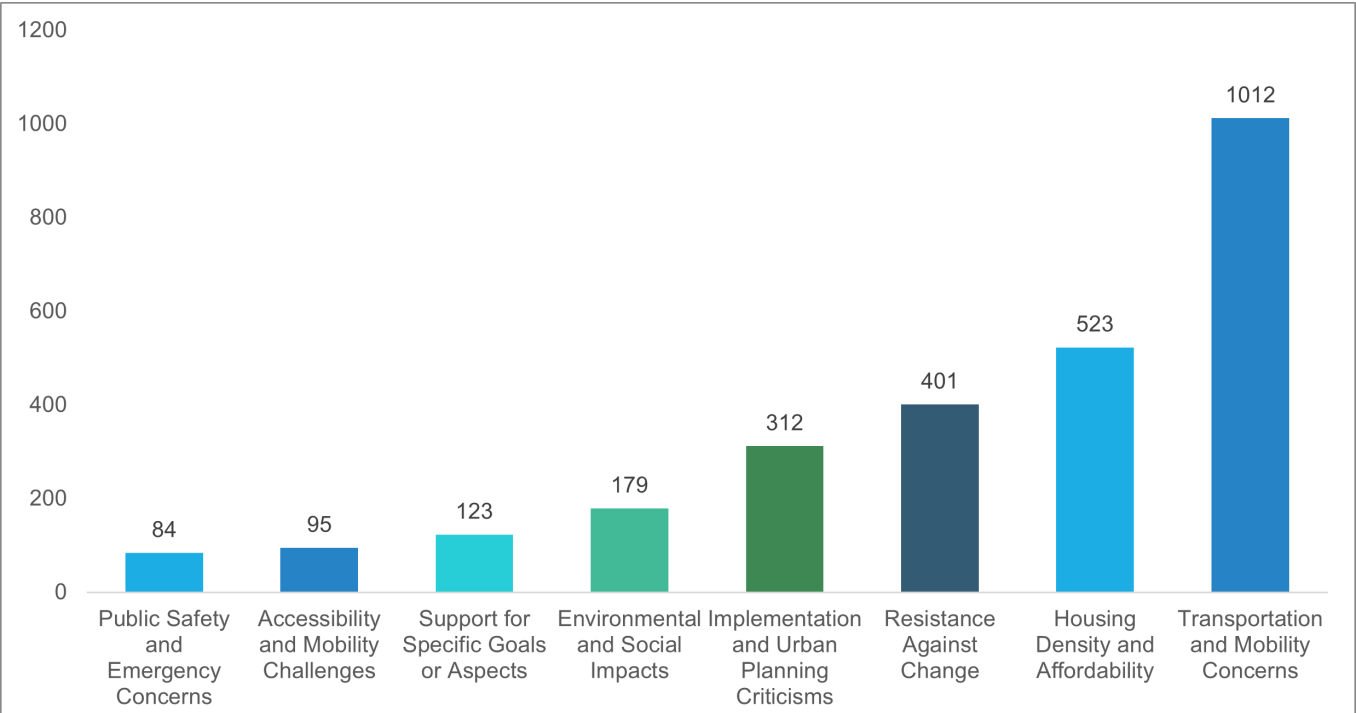
Accessibility issues are a poignant subject with commenters advocating for more inclusive urban design. There are calls for ensuring that changes do not negatively impact individuals with disabilities, with suggestions to improve sidewalks, intersections, and public transport access.

Number of comments: 95

Public Safety and Emergency Concerns

Public safety is a recurrent topic, backed by perspectives on how altered road conditions could delay emergency response times. There is a call for careful assessment and strategies to maintain or improve safety standards while implementing infrastructural changes.

Number of comments: 84



SECTION 3

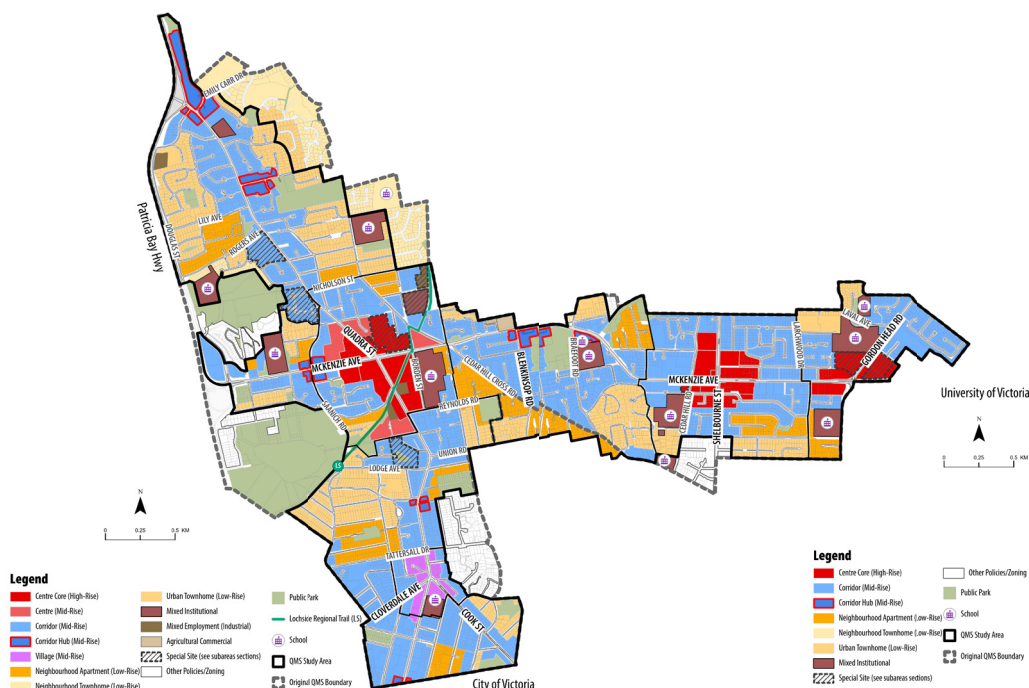
LAND USE

The land use framework in the Draft Quadra McKenzie Plan builds on the OCP's four strategic land use directions and provides greater detail on future land use on a parcel-by-parcel basis. There are also strong linkages to the District's climate goals, as new housing and employment growth will be focused in locations that are well serviced by low carbon transportation options and existing infrastructure.

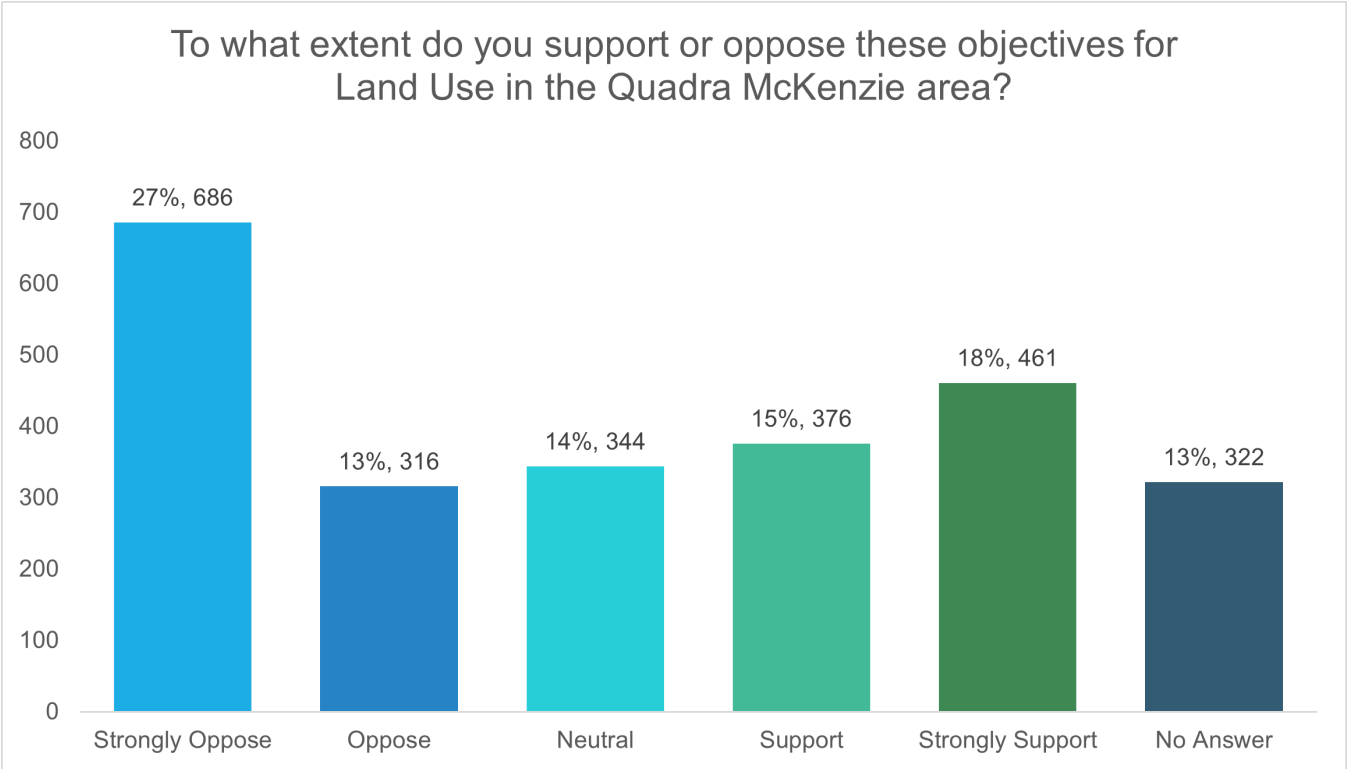
Currently the Quadra and McKenzie Corridors have a range of land uses, including an extensive amount of single-family dwellings. Additionally, these Corridors have a number of stretches where pedestrian, cycling and public realm conditions are not ideal from a complete streets perspective. Land use changes will introduce a greater range and density of building forms in concert with street redesign projects, creating a vibrant, inclusive urban environment.

The following questions asked respondents about their level of support for some of the key land use concepts in the Draft Plan.

More details about the Land Use section can be found on pages 21-37 of the Draft Plan.



8. To what extent do you support or oppose these objectives for Land Use in the Quadra McKenzie area?



9. Is there any other feedback you would like to share with us on these objectives?

Density and Development Concerns

Concerns about increasing density mainly focus on preserving the lifestyle and character of existing neighborhoods in the face of new high-rise developments. Residents worry about the potential overshadowing of single-family homes and the subsequent effects on community identity and the increased demand on local infrastructure. A commonly expressed sentiment is the potential risk of displacement and whether there is adequate planning to balance density with essential services.

Number of comments: 215

Transportation and Infrastructure

Issues around transportation stress the need for improved public transit systems to accommodate expected increases in population density. Many comments highlight concerns regarding reduced lanes for vehicular traffic, which could aggravate traffic congestion. There's a call for balanced transportation planning that considers current and prospective modes of transport and integrates sustainable urban mobility solutions.

Number of comments: 200

15-Minute Community Concept

The 15-minute community model, which encourages convenient access to amenities within a 15-minute walk or cycle, generated significant skepticism. Comments reflect concerns about its applicability and realism within existing urban layouts, fearing congestion and mobility restrictions. People often question its alignment with local needs and whether it genuinely serves broader community goals or simply adheres to trendy planning standards.

Number of comments: 150

Environmental Impact

Comments on environmental impact chiefly revolve around preserving green spaces and mitigating ecological damage. There's apprehension about the loss of mature trees, reduction of recreational areas, and the potential for increased pollution levels. Calls persist for sustainability to be a priority in planning to ensure long-term ecological balance and maintain biodiversity, coupled with urban expansion.

Number of comments: 95

Affordable Housing

Within the themes of housing, affordability is a consistent topic, with the need for truly affordable homes taking center stage. Commenters express worry that affordable housing plans are not substantive and may cater primarily to higher income brackets, potentially diluting actual affordability. The emphasis is on ensuring that planned developments meet the needs of diverse socioeconomic groups and feature a mix of housing typologies.

Number of comments: 107

Community Character and Safety

Concerns regarding community character reflect anxieties over changing demographics and neighborhood identities. There is a pronounced fear of increased security risks and a belief that high-density complexes might disrupt established neighborhood dynamics. Advocacy for preserving cultural heritage and small-community feel is common in this discourse.

Number of comments: 85

Public Participation and Trust

Many comments indicate distrust in the planning process, feeling that public engagement may have been mechanical or superficial. Stakeholders express desires for genuine collaboration and transparency, emphasizing the need for inclusive decision-making processes that integrate resident feedback comprehensively.

Number of comments: 68

Traffic Congestion and Planning

Traffic-related worries predominantly reflect skepticism over current congestion levels worsening with upcoming developments. Public concerns are articulated around eliminating feasible transit options, and there's an overwhelming call for improved planning that accommodates both new and existing population needs without compromising road efficiency.

Number of comments: 120

Property Value Concerns

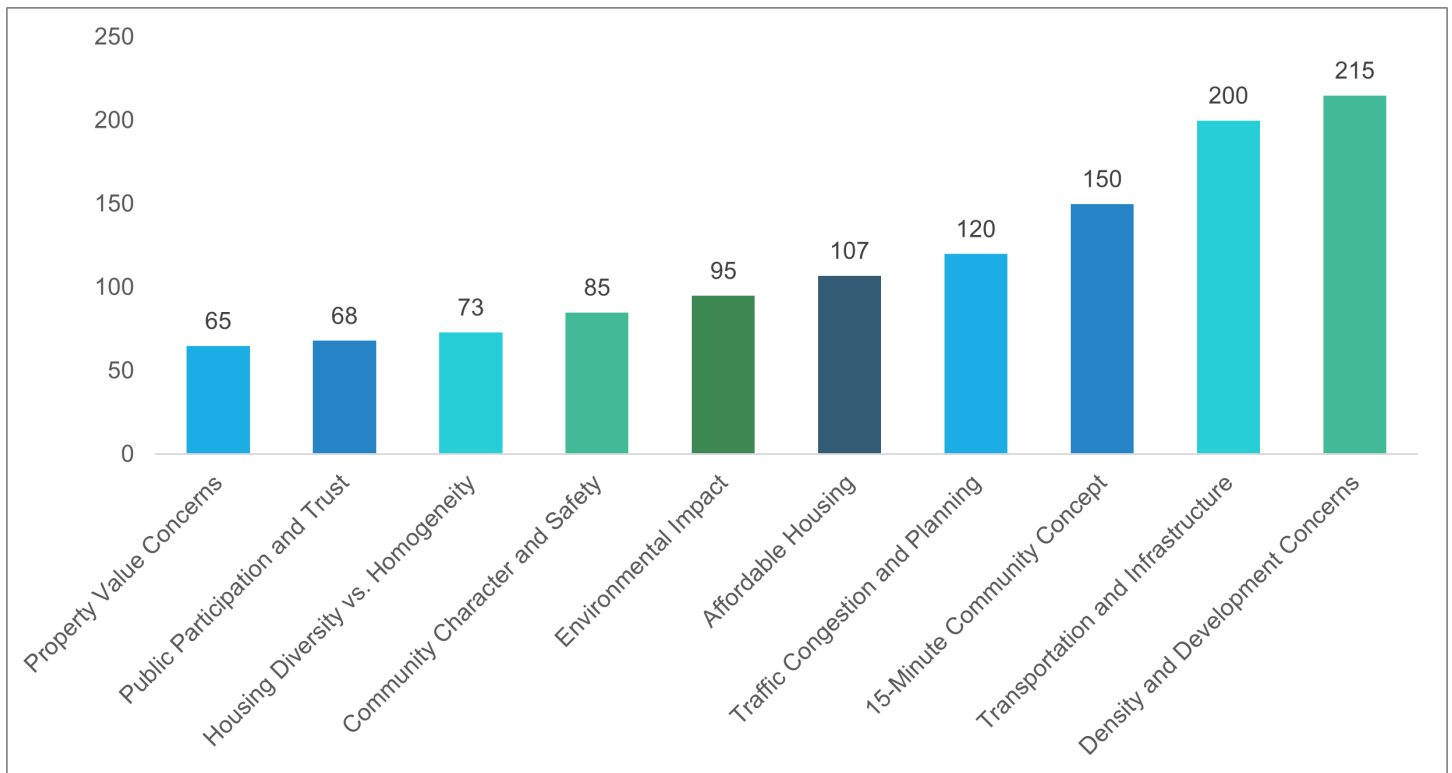
Concerns over property values often accompany discussions on new developments, particularly worries about how neighborhood changes might devalue existing properties. Commenters fear a potential mismatch between rapid urban developments against protective measures for existing homeowners and investors.

Number of comments: 65

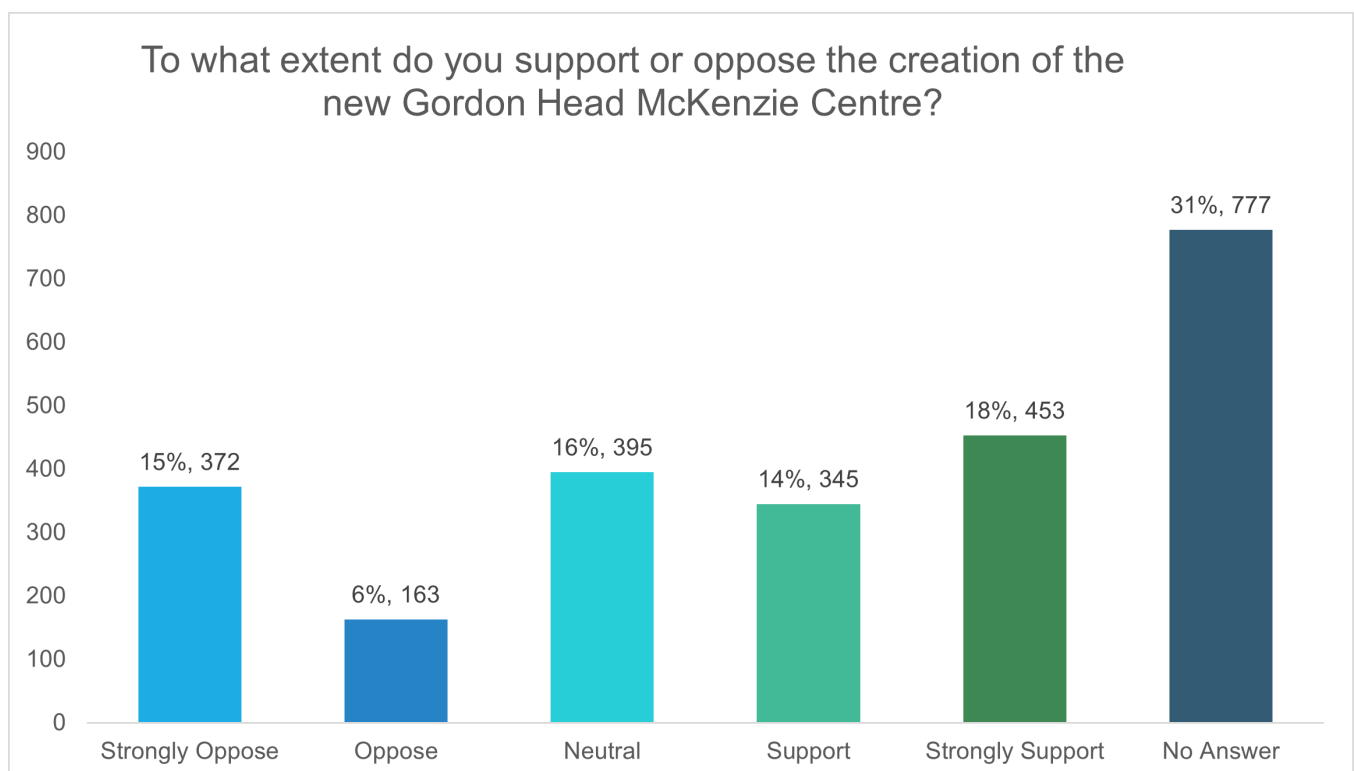
Housing Diversity vs. Homogeneity

Discourse on housing diversity highlights the necessity of varied residential options, moving beyond homogenous high-luxury developments. Comments frequently emphasize the value of supporting multifaceted housing solutions that embrace inclusivity across diverse socioeconomic sectors, supporting both traditional and modern living requirements.

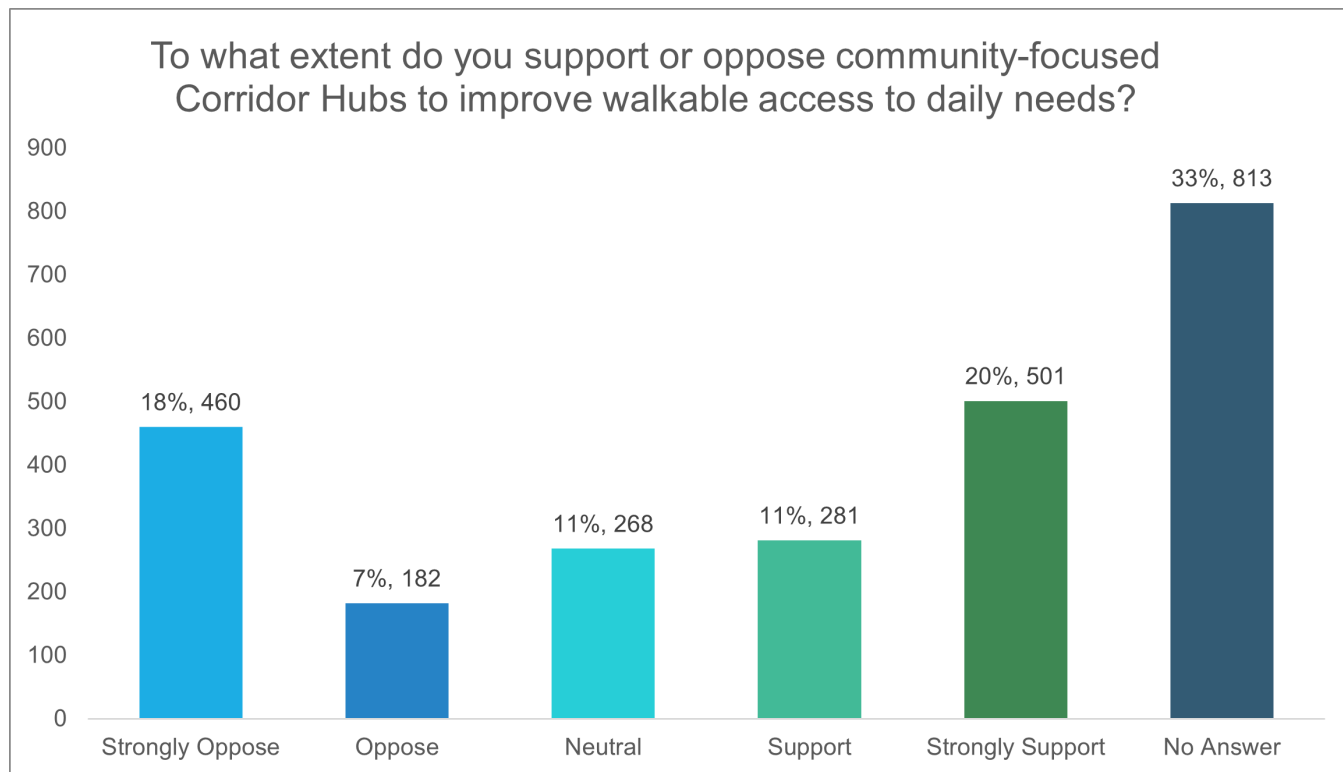
Number of comments: 73



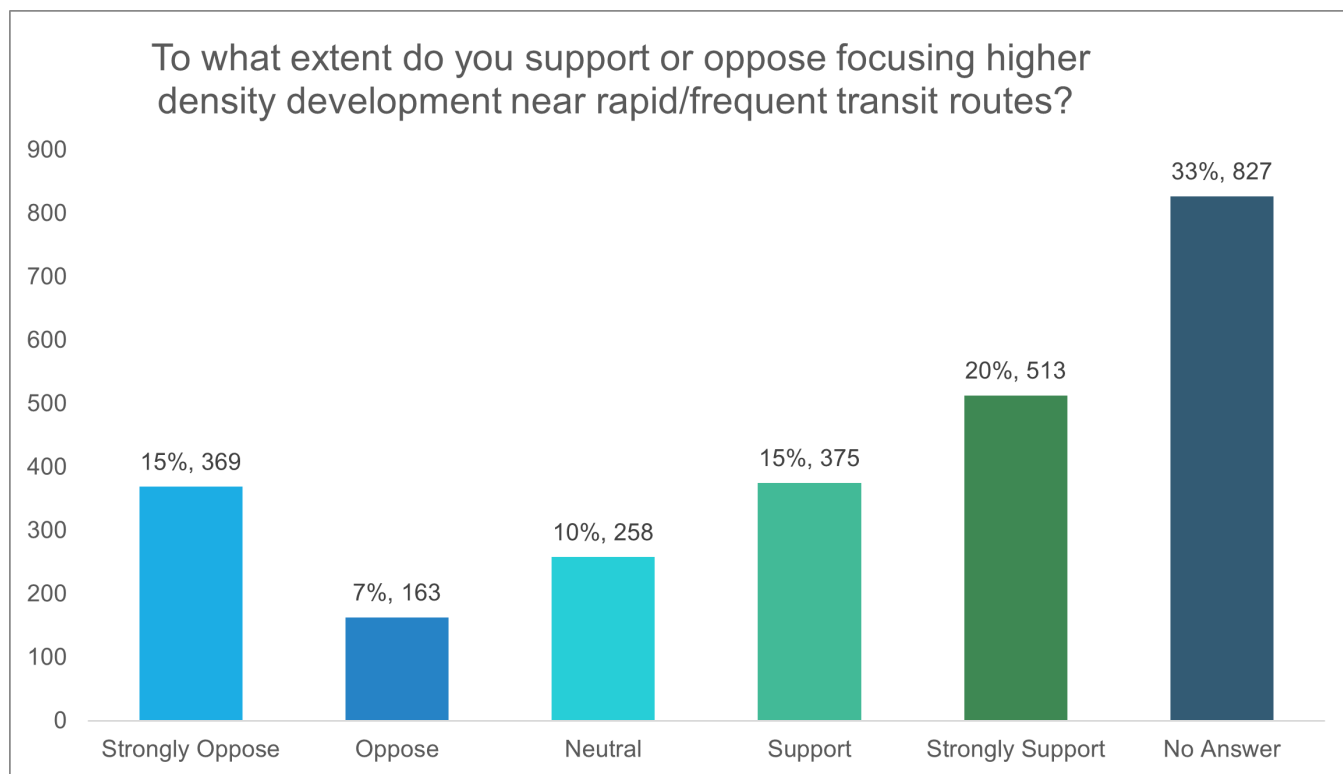
10. The Draft Plan introduces a new Centre at Gordon Head Road and McKenzie Avenue to better connect Saanich to the University of Victoria, expand housing and employment opportunities and create high-quality public spaces. To what extent do you support or oppose the creation of this new Centre?



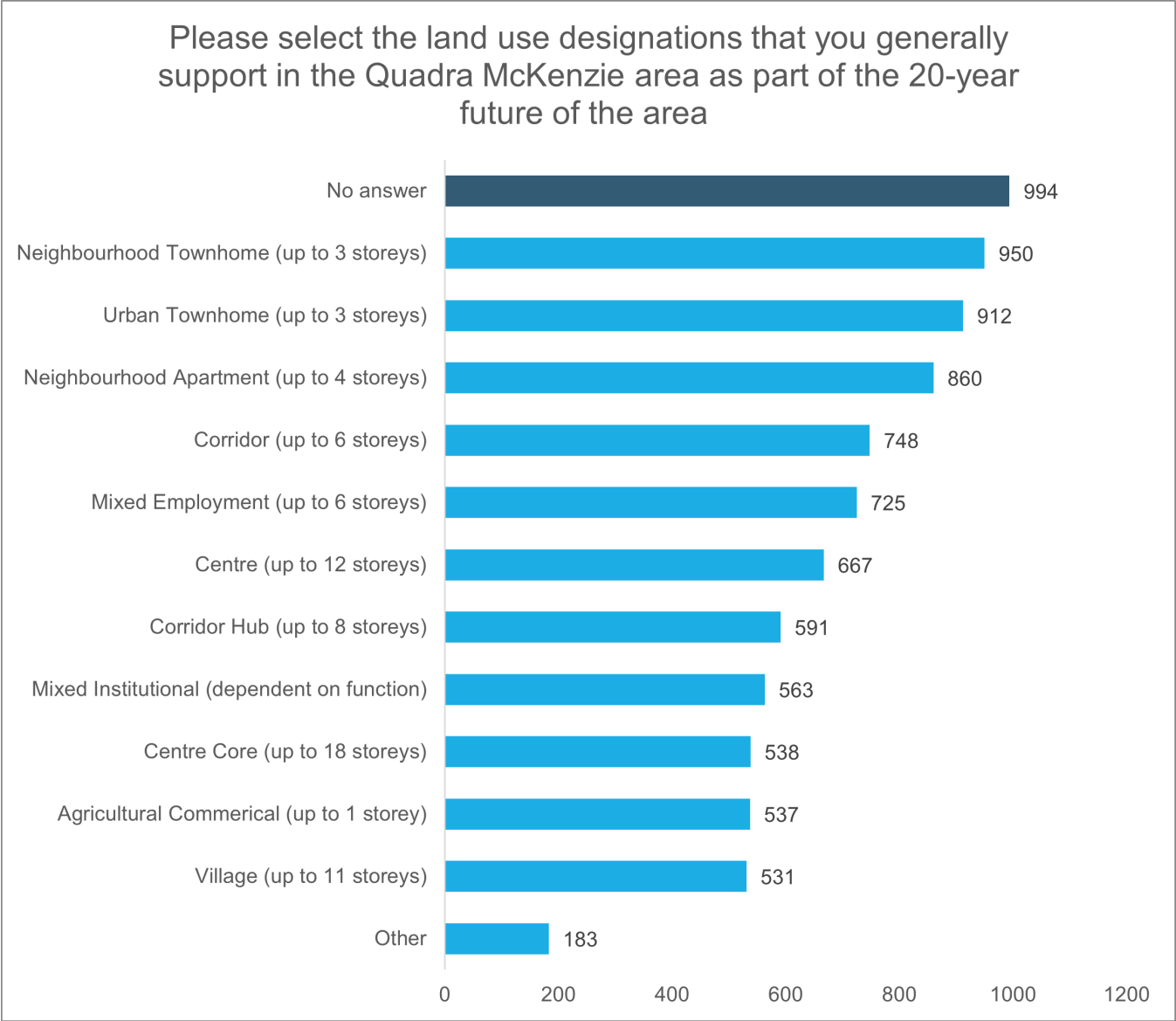
11. The Draft Plan introduces Corridor Hubs to expand walkable 15-minute neighbourhoods that provide commercial services, accessible public spaces and multi-modal connections. To what extent do you support or oppose community-focused Corridor Hubs to improve walkable access to daily needs?



12. The Draft Plan looks to expand housing options in locations near high frequency transit. To what extent do you support or oppose focusing higher density development near rapid/frequent transit routes?



13. As a part of the Future Land Use Framework, land use designations (with associated building heights) have been identified for each property. Please select the land use designations that you generally support in the Quadra McKenzie area as part of the 20-year future of the area. (Note: detailed feedback on specific property designations can be provided in sub area portion of the survey)



SECTION 3

DENSITY FRAMEWORK

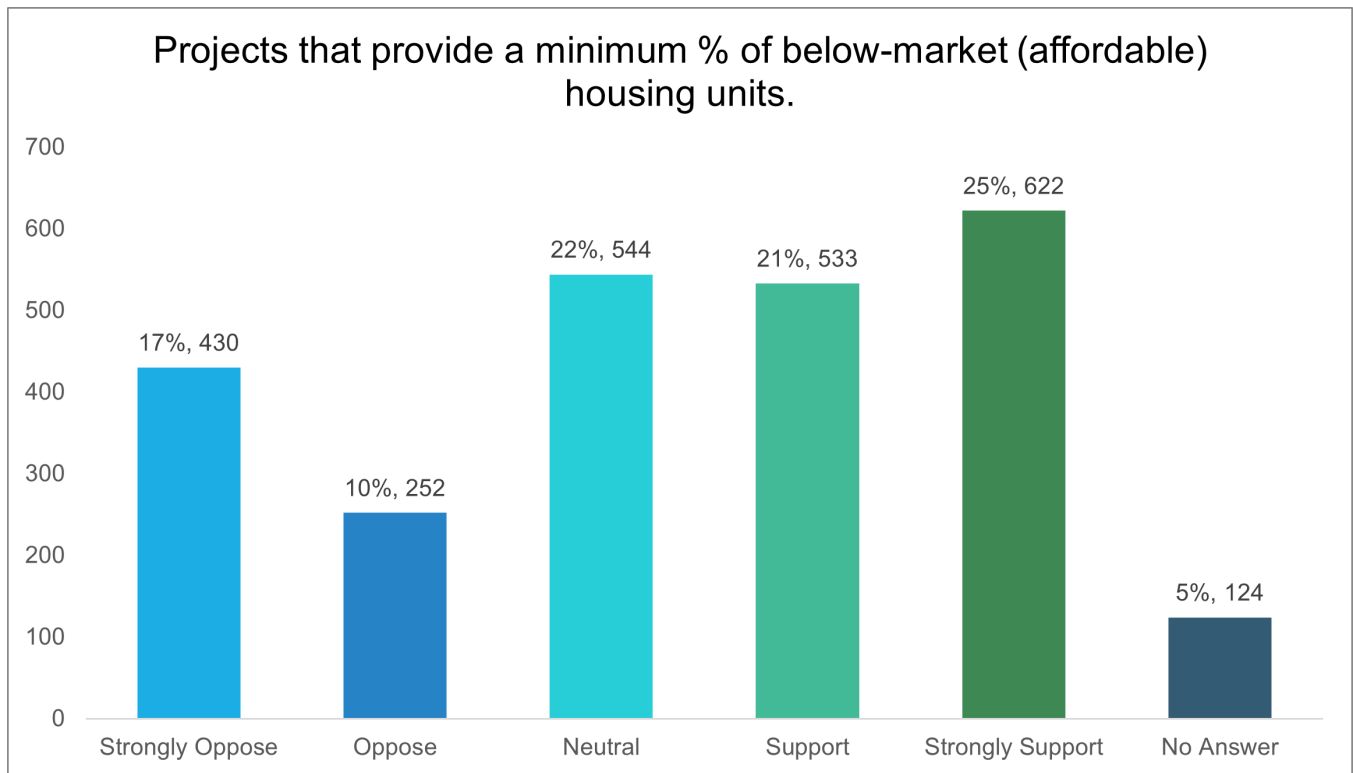
As part of evaluating development proposals in the Quadra McKenzie area, we are considering incentivizing desirable outcomes related to housing diversity and affordability, urban forest, environment, heritage, public realm and services and amenities through a Draft Quadra McKenzie Density Framework.

In each of the next questions, respondents were asked to select their level of support for additional development density in exchange for specific items.

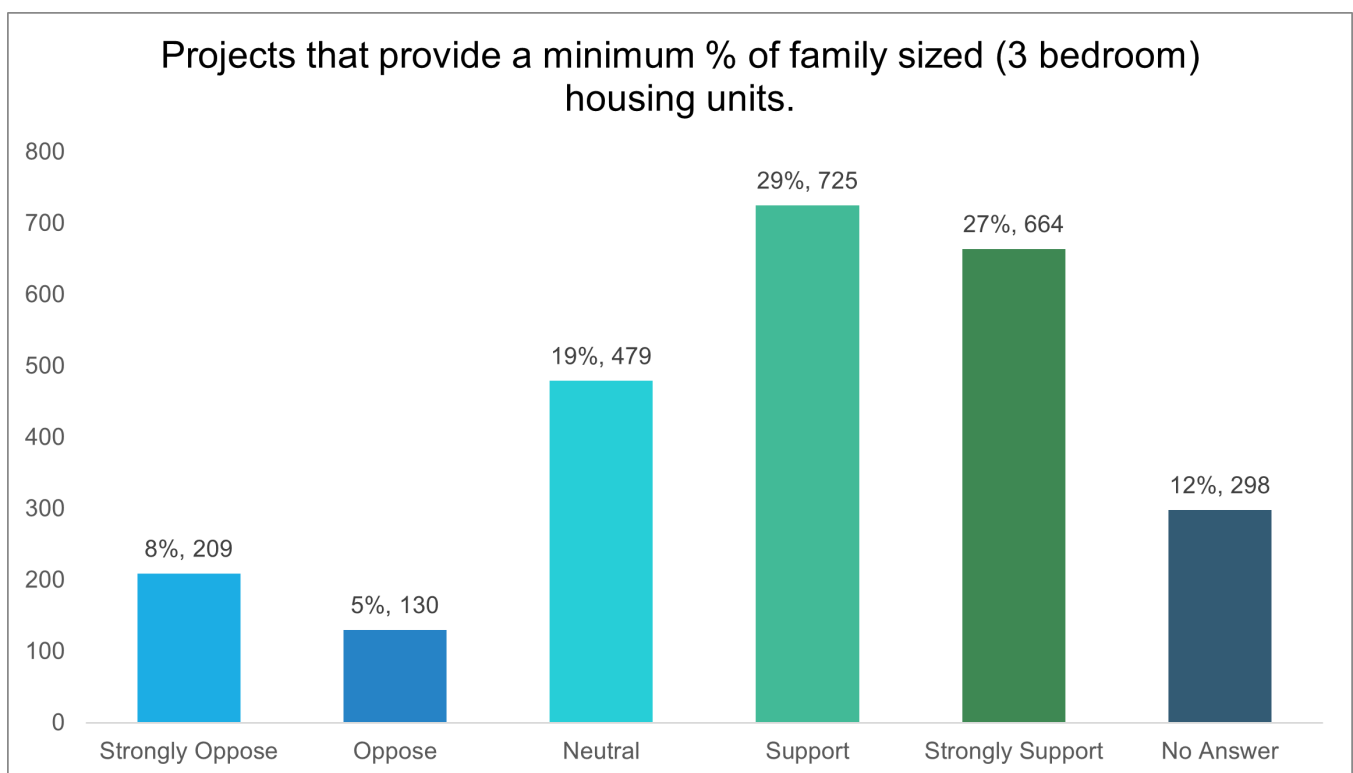
The outcomes that are incentivized in this framework are:

| Category | Desired Outcome |
|-------------------------------------|--|
| Housing Affordability and Diversity | Incentivize housing units that integrate affordability or contribute to diversity |
| Urban Forest and Environment | Incentives environmental outcomes in alignment with objectives in the Urban Forest Strategy and Biodiversity Conservation Strategy |
| Heritage | Incentivize the retention and enhancement of heritage assets |
| Public Realm | Enhance the network of open spaces and connectivity of active transportation options |
| Use | Encourage uses that work towards a 15-minute community, with an emphasis on animating Corridor Hubs, Villages and Centres |
| Private Amenity Space | Encourage new multi-unit development to include amenity space that enhances quality of life for residents |

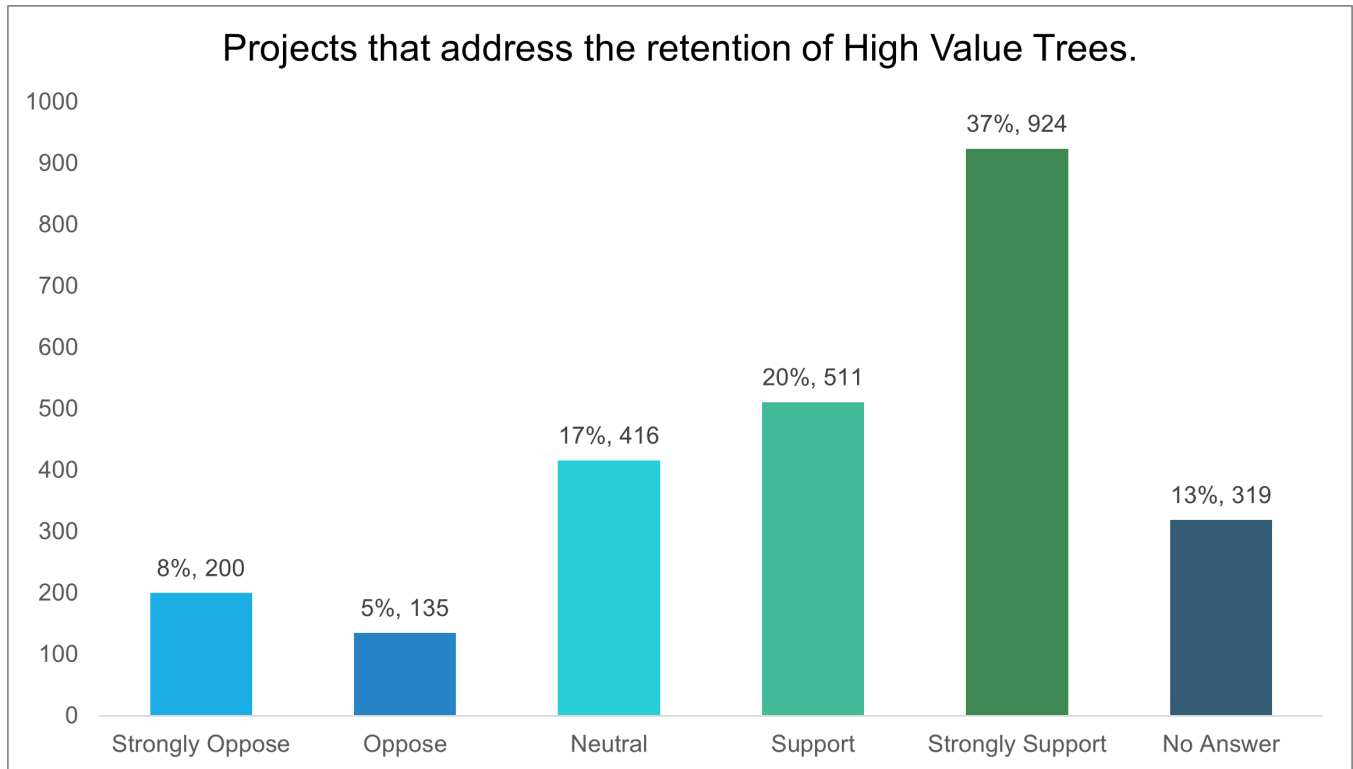
14. Projects that provide a minimum % of below-market (affordable) housing units.



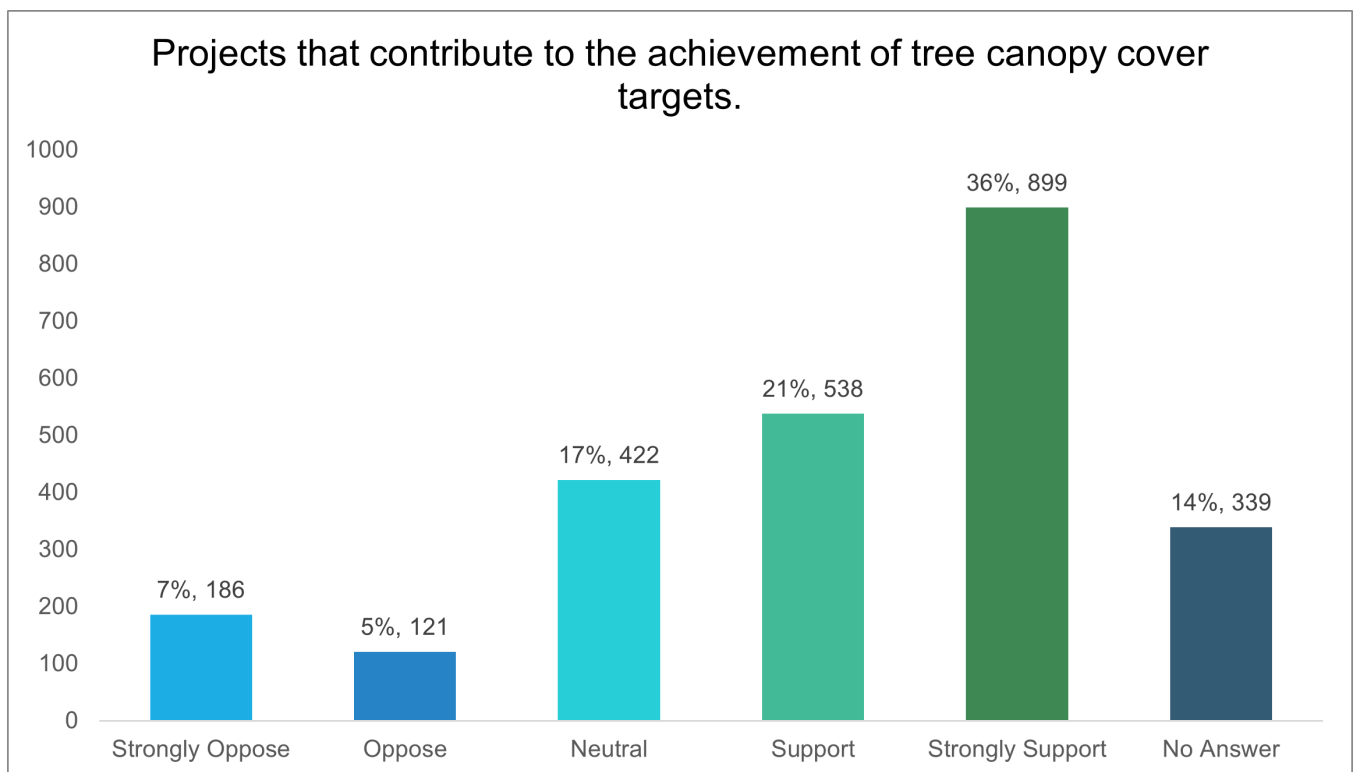
15. Projects that provide a minimum % of family sized (3 bedroom) housing units.



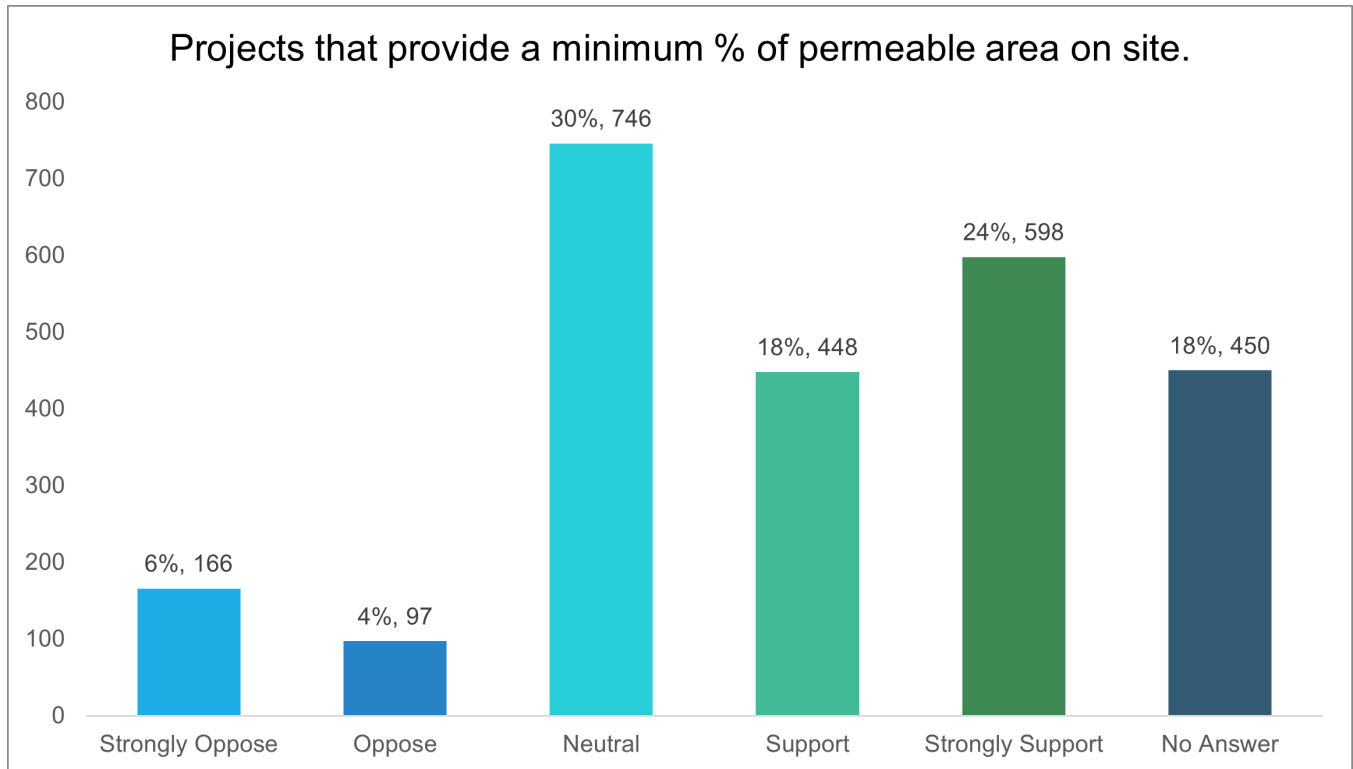
16. Projects that address the retention of High Value Trees.



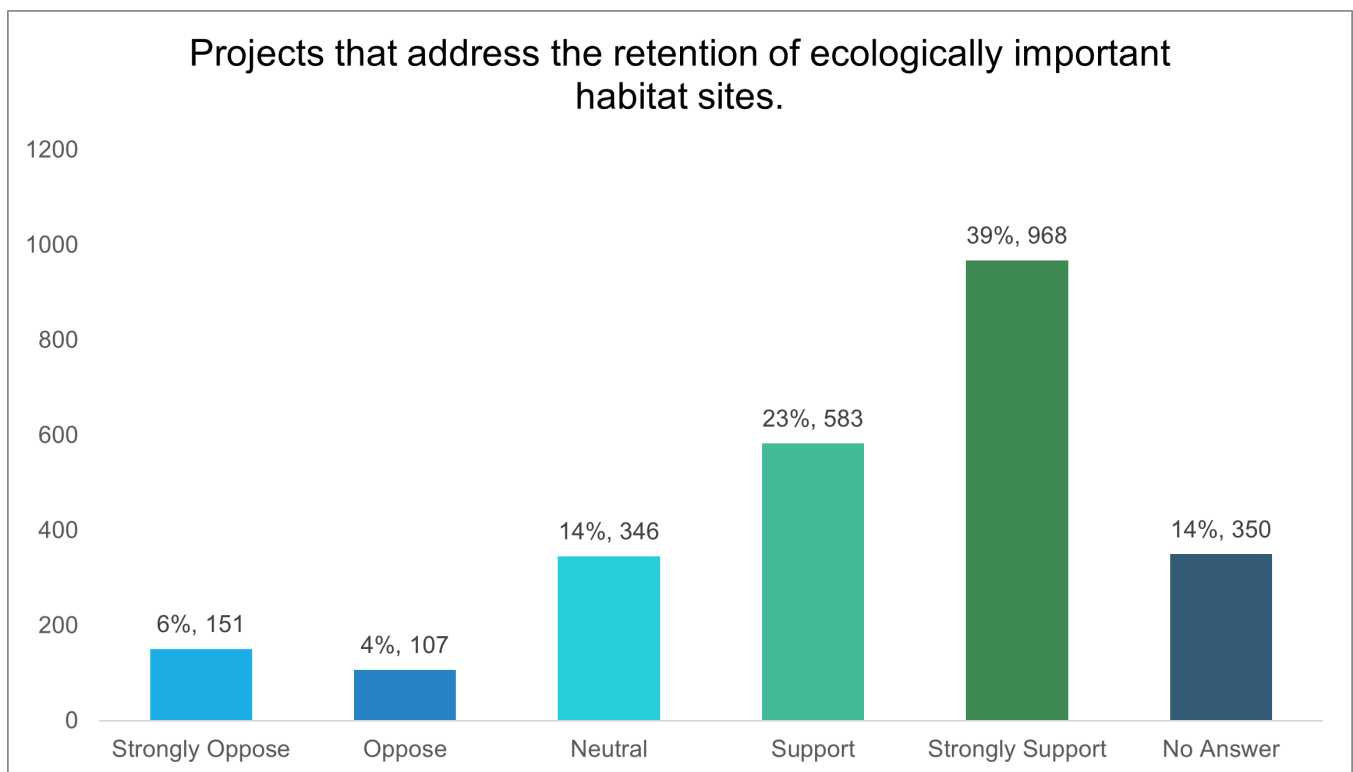
17. Projects that contribute to the achievement of tree canopy cover targets.



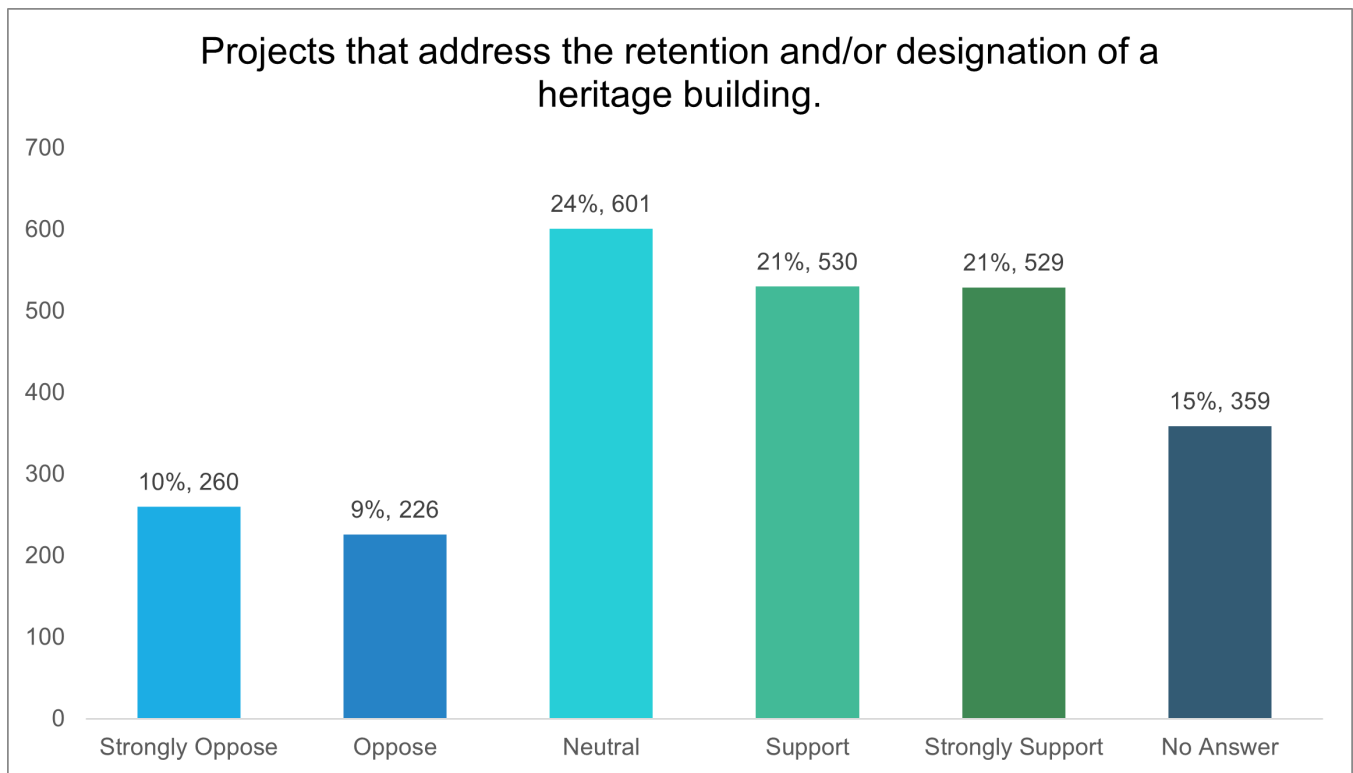
18. Projects that provide a minimum % of permeable area on site.



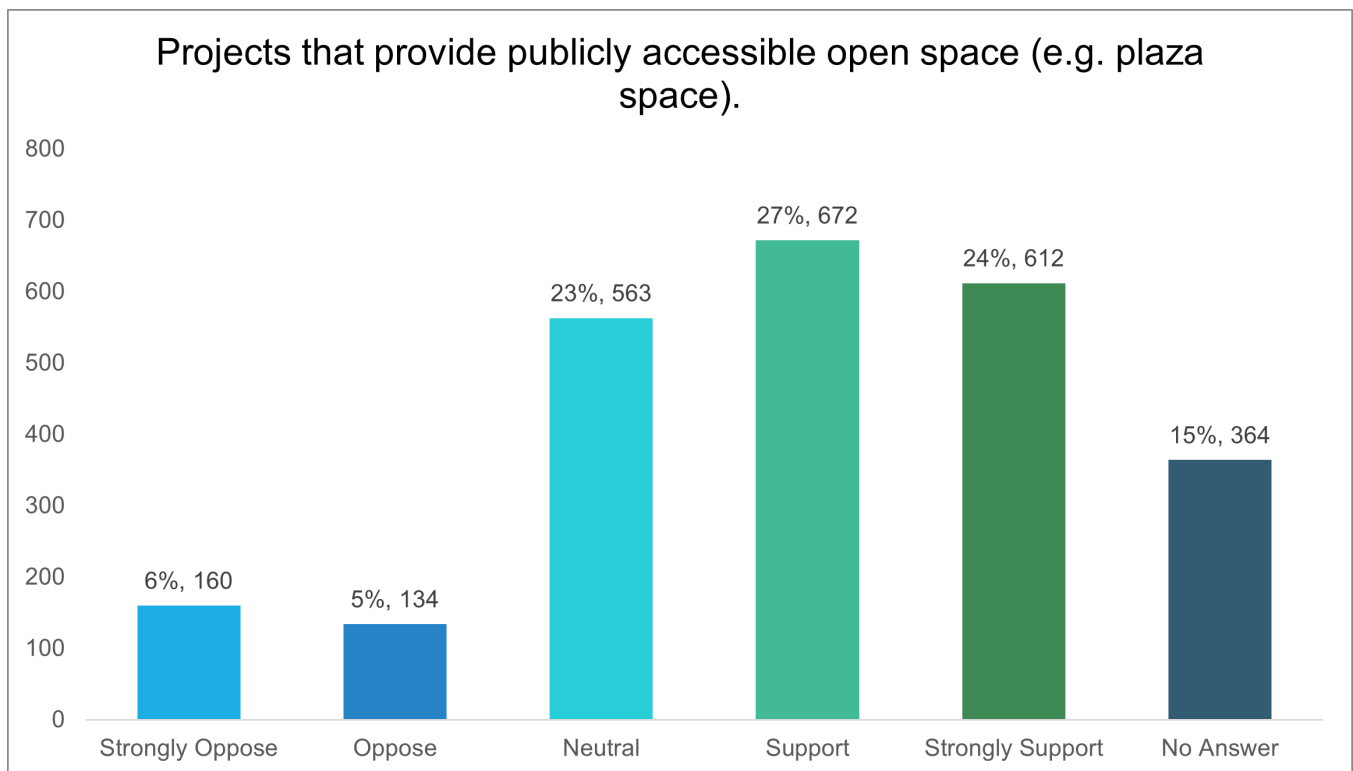
19. Projects that address the retention of ecologically important habitat sites.



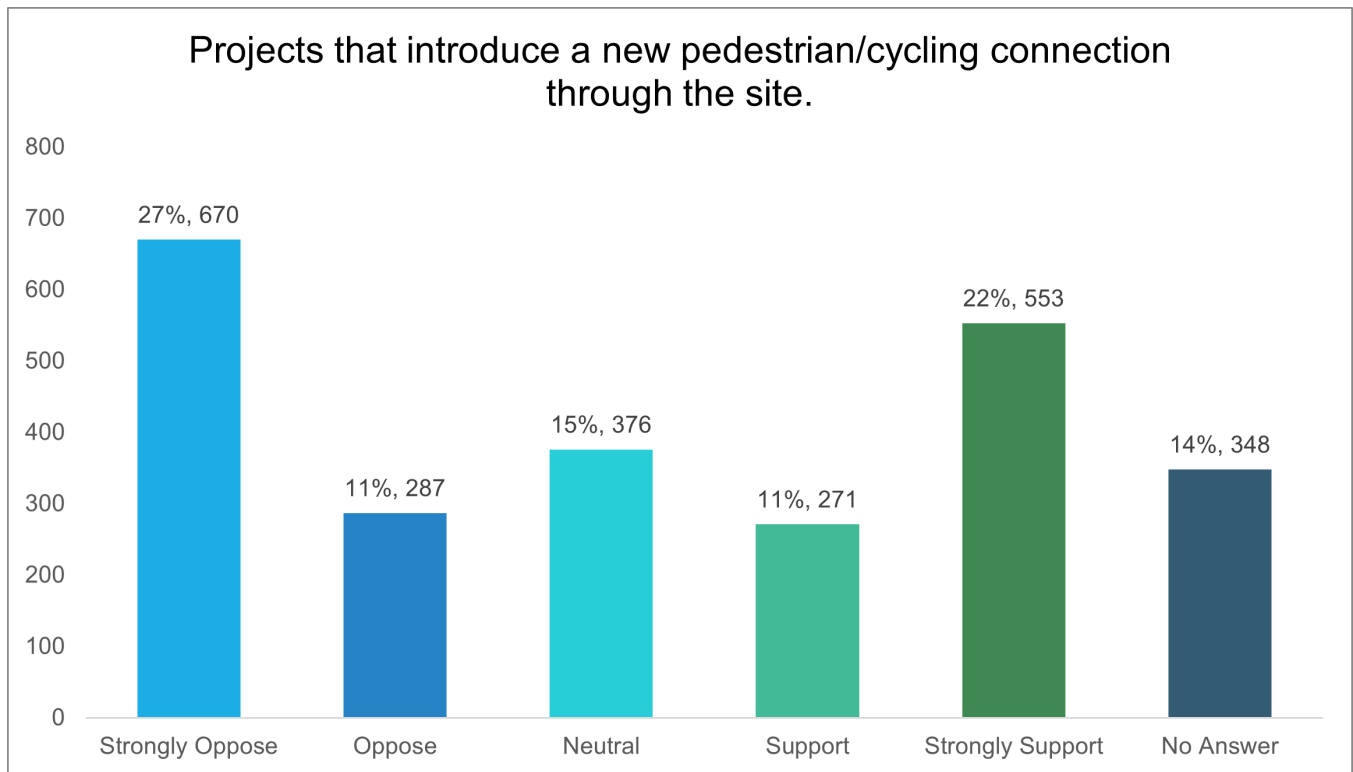
20. Projects that address the retention and/or designation of a heritage building.



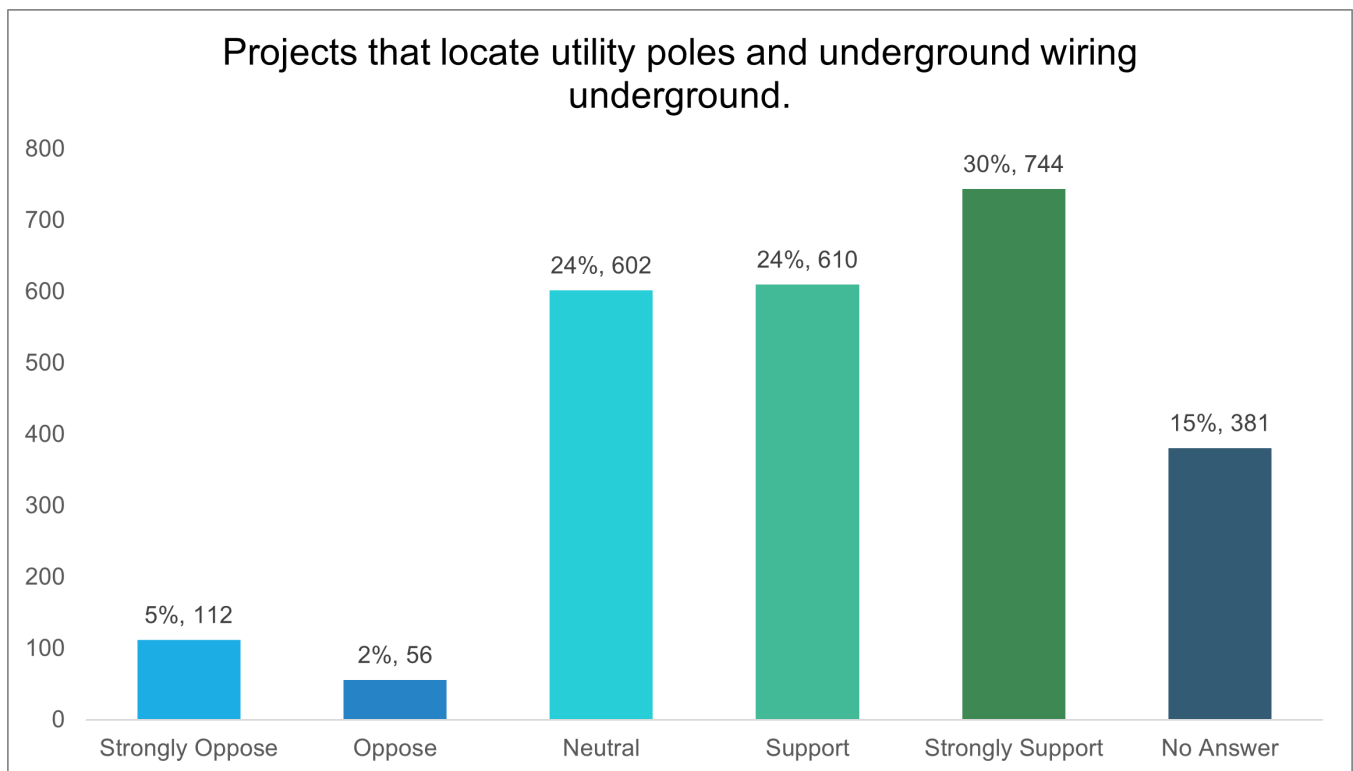
21. Projects that provide publicly accessible open space (e.g. plaza space).



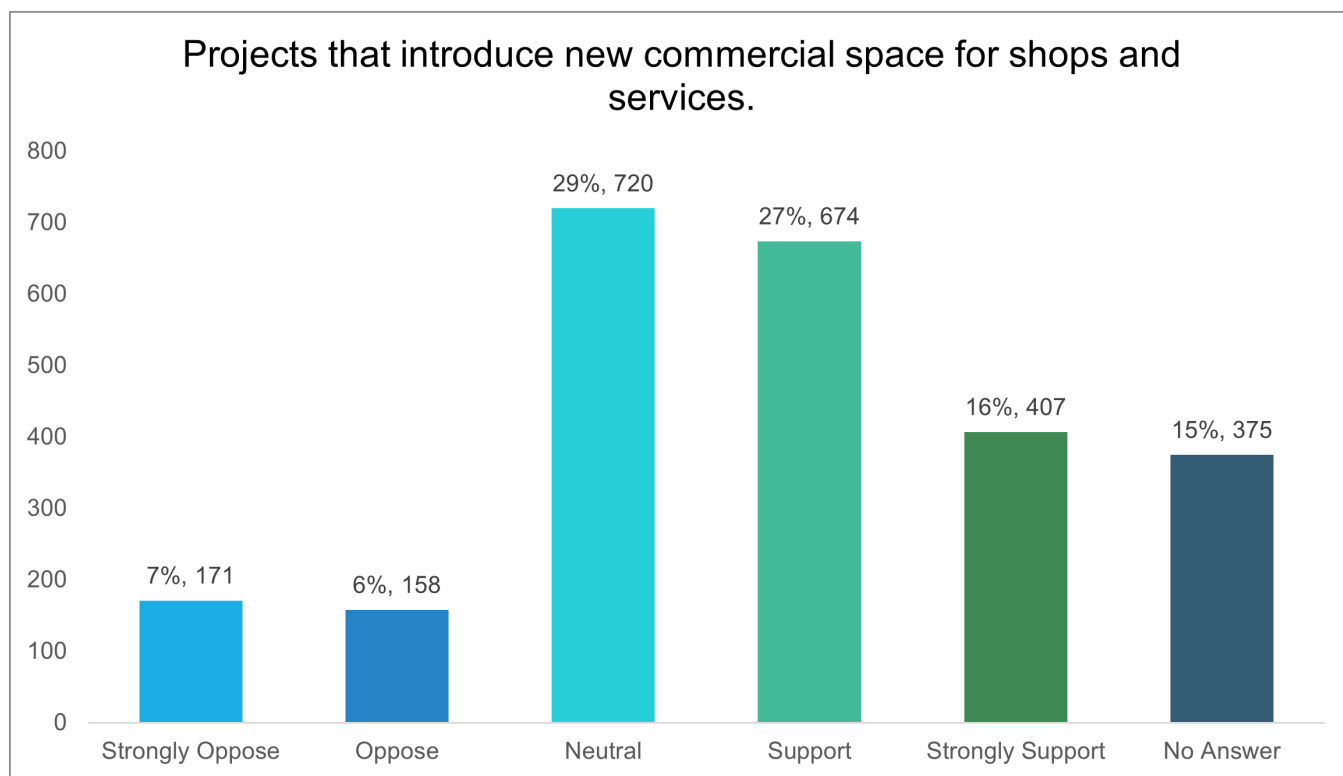
22. Projects that introduce a new pedestrian/cycling connection through the site.



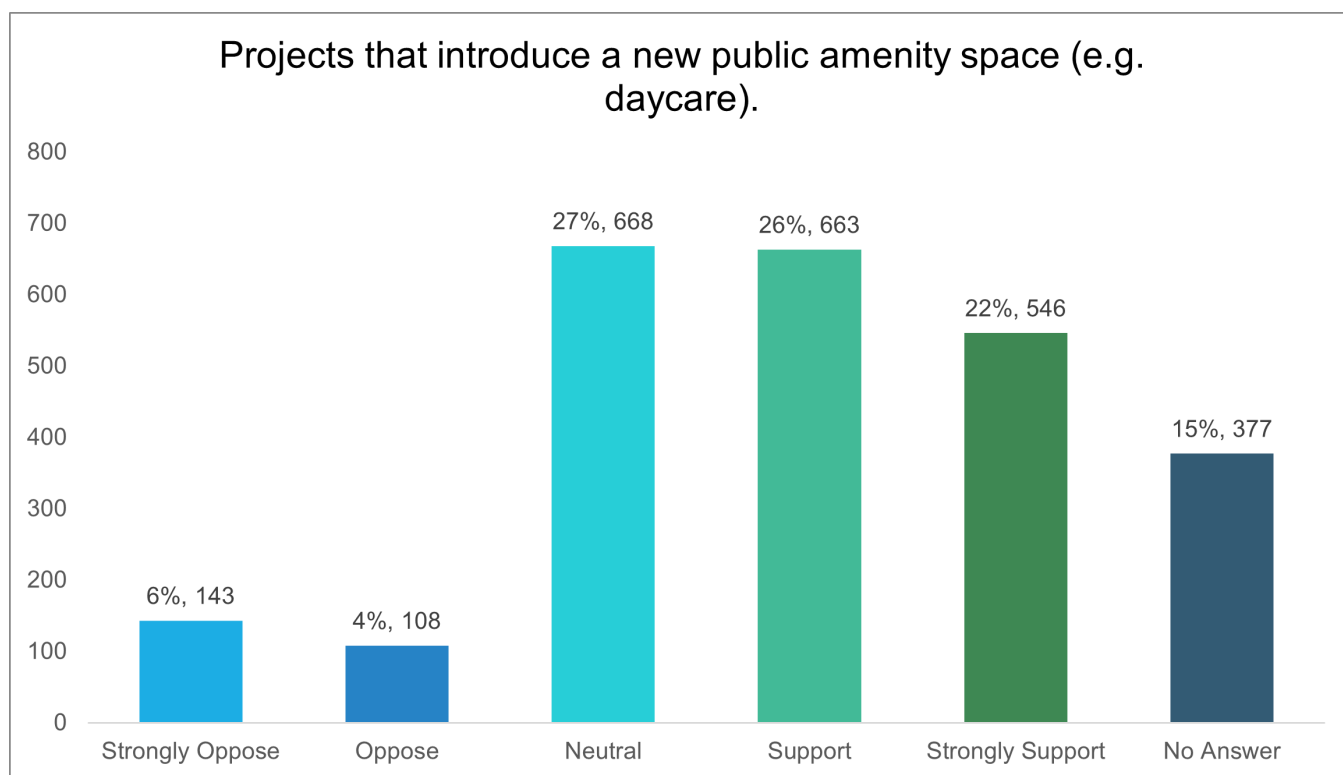
23. Projects that locate utility poles and underground wiring underground.



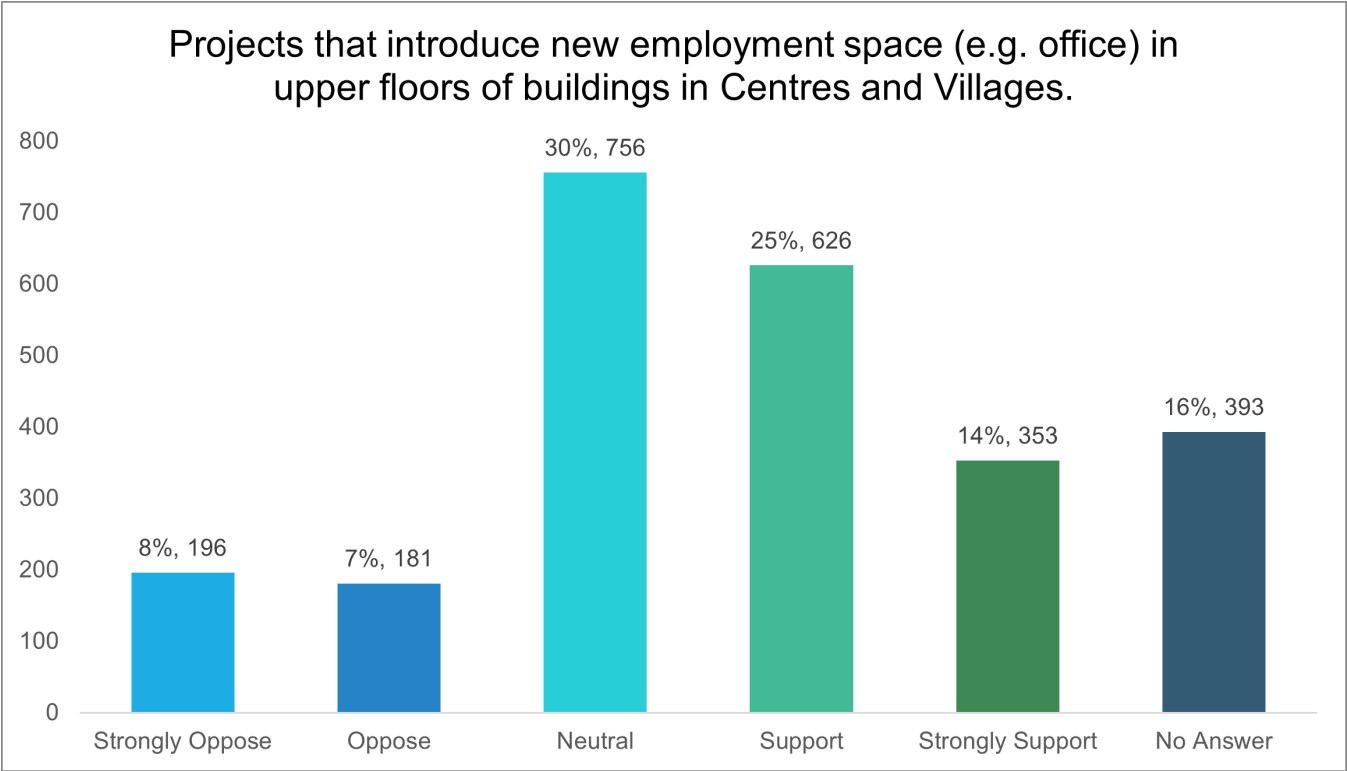
24. Projects that introduce new commercial space for shops and services.



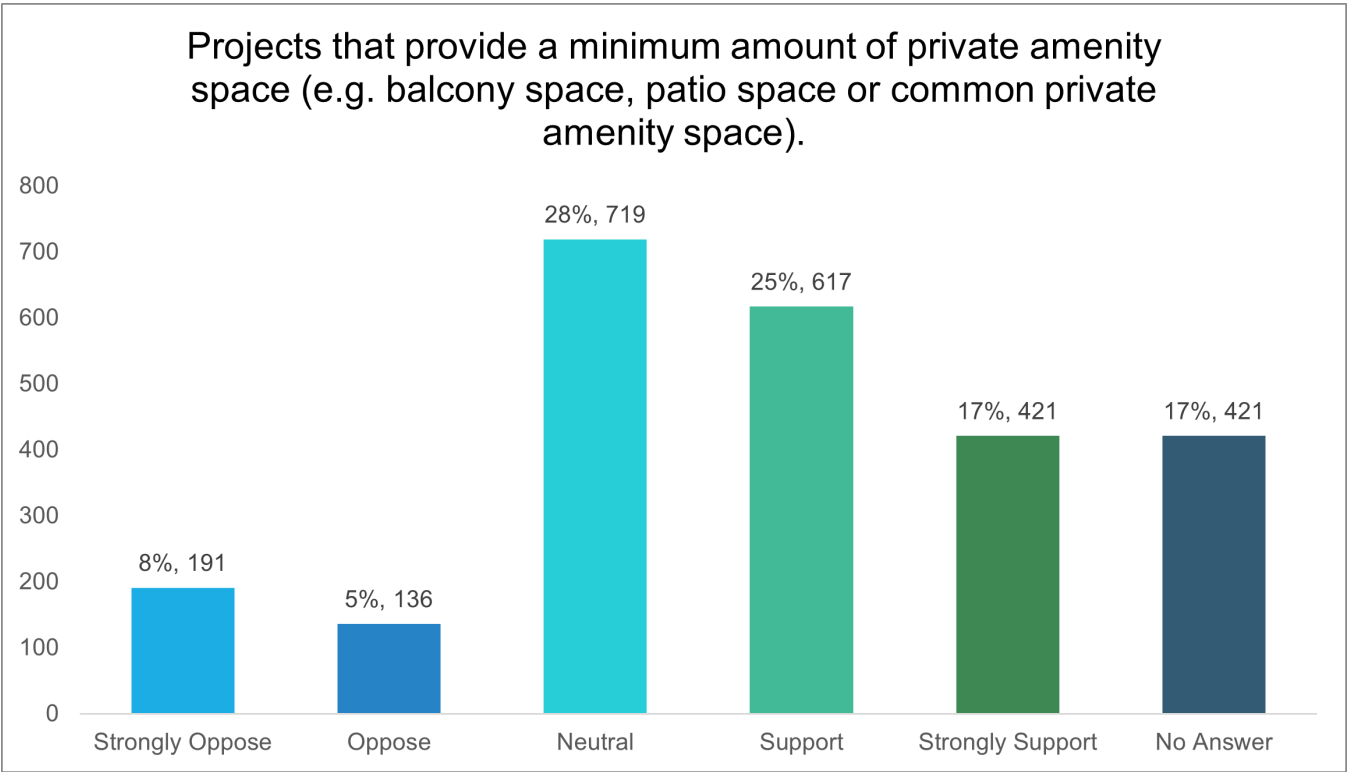
25. Projects that introduce a new public amenity space (e.g. daycare).



26. Projects that introduce new employment space (e.g. office) in upper floors of buildings in Centres and Villages.



27. Projects that provide a minimum amount of private amenity space (e.g. balcony space, patio space or common private amenity space).



28. Are there any items that you feel we are missing?

Density & Development Concerns

Comments expressed concerns about the increasing density of developments which is feared to alter the character of existing neighborhoods. There is significant apprehension over increased building heights and preserving traditional single-family homes. Many suggestions were made for managing growth in alignment with existing community values.

Number of Comments: 276

Traffic & Transportation

Most comments focused on the implications of reducing traffic lanes to prioritize cycling and walking infrastructure. While some support improvements in traffic management, others suggest vows towards enhancing public transport systems to effectively accommodate future urban density.

Number of Comments: 324

Bikes & Pedestrian Infrastructure

The discourse showcases a divide between enhancing cycling infrastructure and preserving vehicular flow. Comments advocated for increasing bike lanes while also ensuring safety and separation between cyclists and pedestrians.

Number of Comments: 142

Green Spaces & Environment

There is profound appreciation for green spaces and a strong push for retaining mature trees and landscapes amidst new developments. A connection between green spaces and quality of urban life was recurrent in submittals.

Number of Comments: 88

Community Services & Amenities

Concerns were raised regarding the need for enhancing community amenities like healthcare facilities and recreational spaces. Residents urge for better educational facilities to be part of holistic urban planning.

Number of Comments: 85

Public Consultation & Inclusion

Residents demand more genuine and inclusive public consultation processes. A prevalent critique is existing mechanisms not adequately capturing community sentiment or being optimally transparent.

Number of Comments: 57

Road and Parking Issues

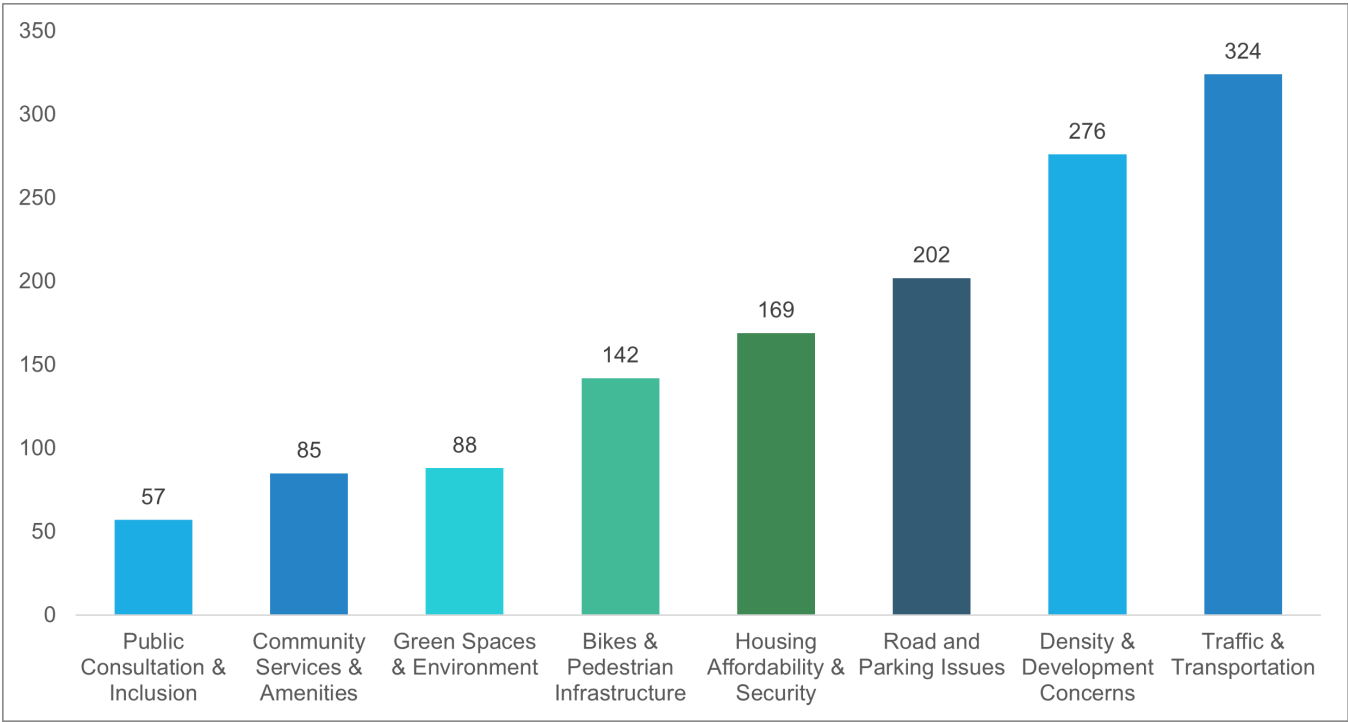
Adequate road designing and available parking remain a pertinent topic with varied suggestions on how redevelopment can balance these needs. Approaches emphasizing both efficiency and sustainability emerged from various comments.

Number of Comments: 202

Housing Affordability & Security

Many voiced their concern over housing affordability impacting socioeconomic dynamics. Discussions revolve around providing secure and equitable housing options without distorting market balance or community integrity.

Number of Comments: 169



29. Do you have any other comments on the Density Framework or the items listed in the questions above?

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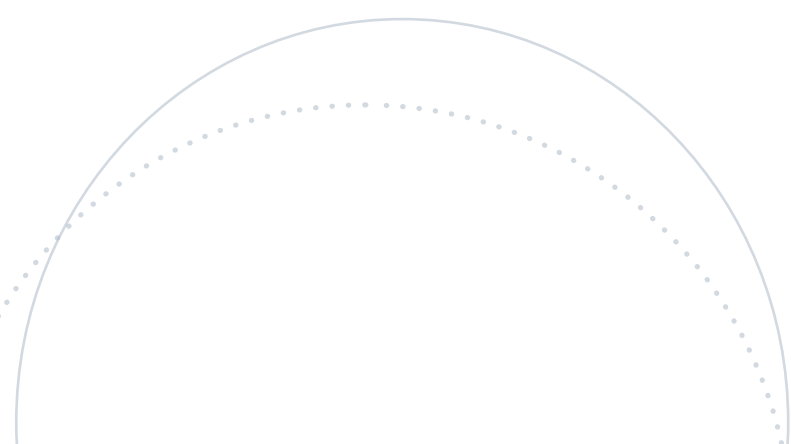
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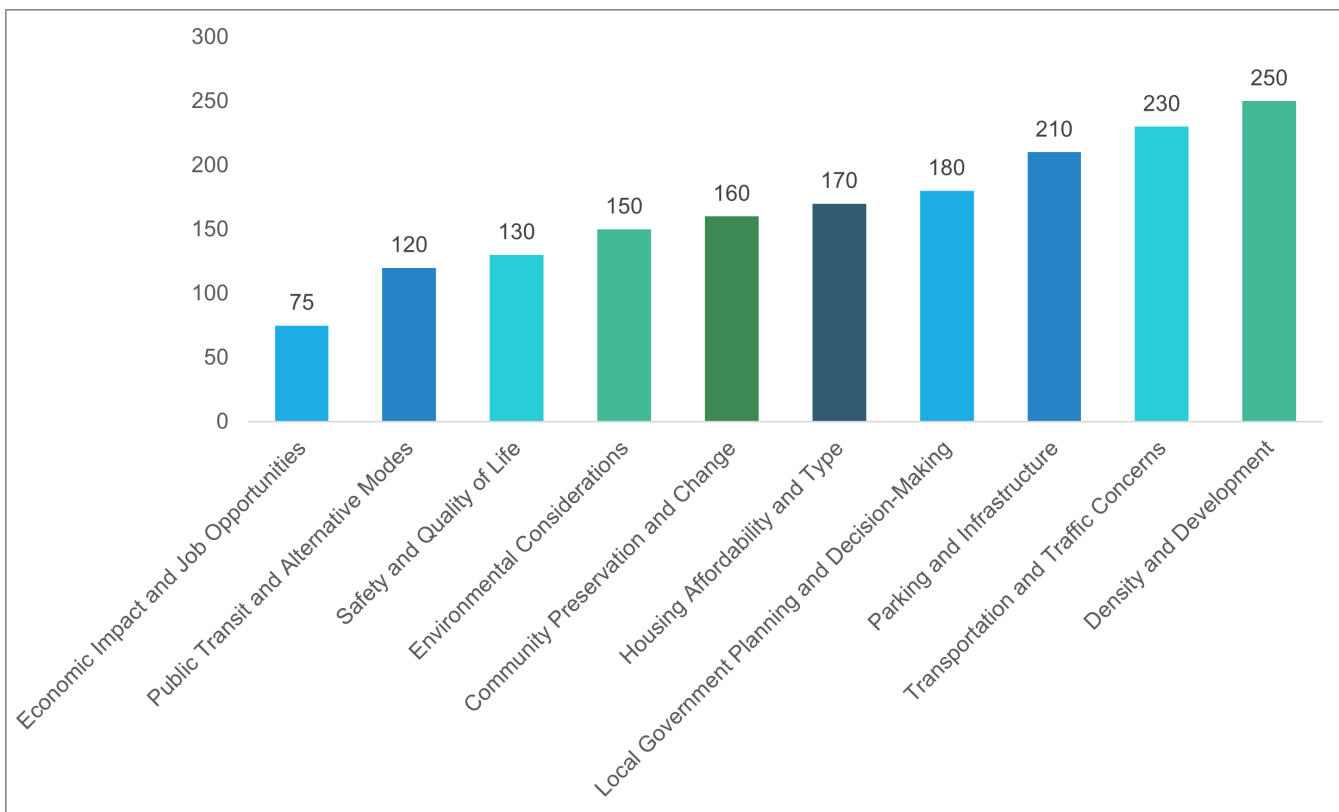
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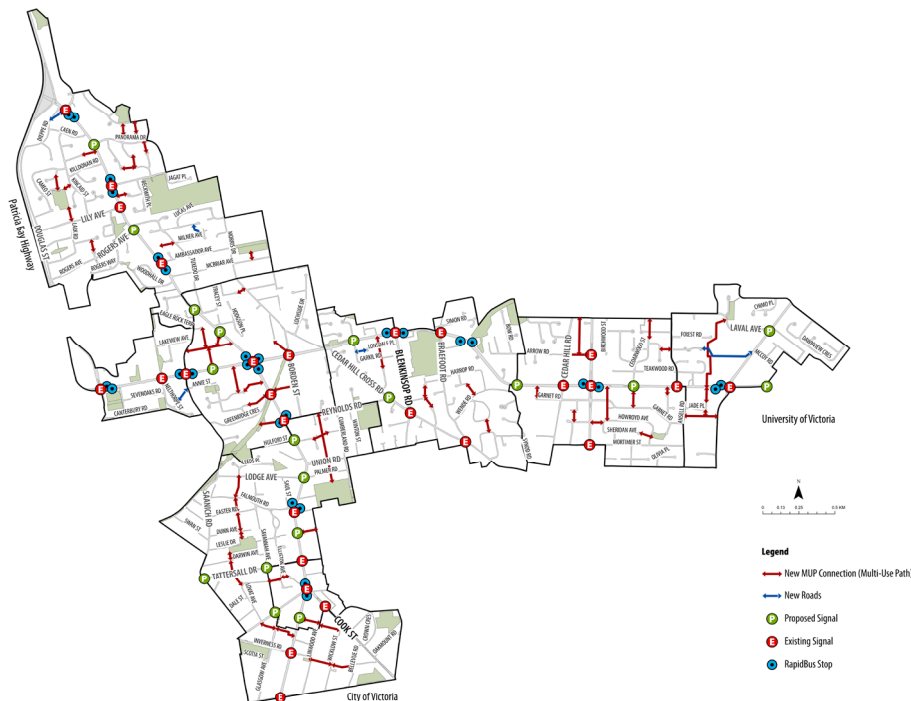
SECTION 4

TRANSPORTATION AND MOBILITY

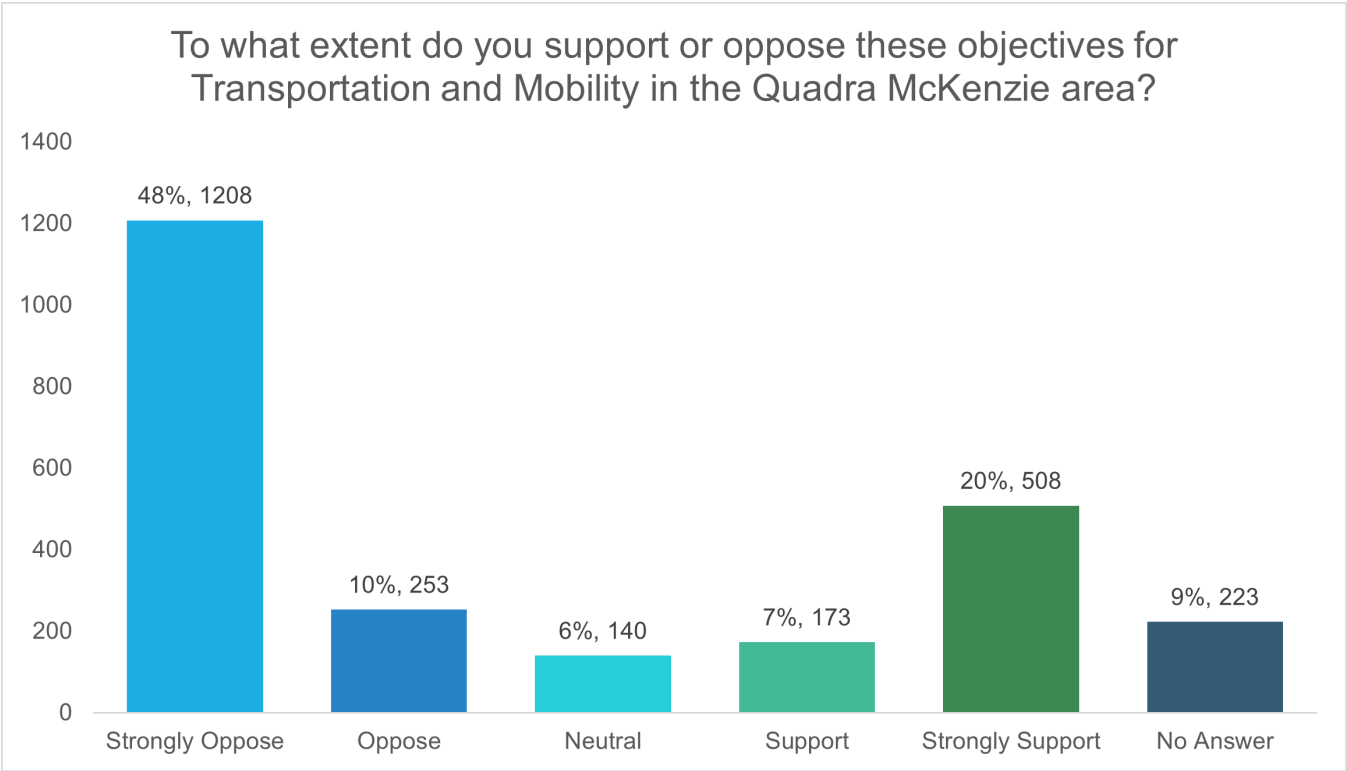
The Quadra McKenzie area encompasses two major transportation routes - McKenzie Avenue and Quadra Street. Both Quadra Street and McKenzie Avenue see high volumes of vehicle traffic daily with over 2,000 users per hour in peak travel times. Both routes are also important transit corridors, with McKenzie being one of the Region's three Rapid Transit corridors and Quadra providing high frequency service as one of Greater Victoria's top six routes for passenger volumes.

The following questions asked respondents about their level of support for some of the key transportation and mobility concepts in the Draft Plan.

More details on the Transportation and Mobility Network section can be found on pages 48-60 of the Draft Plan.



30. To what extent do you support or oppose these objectives for Transportation and Mobility in the Quadra McKenzie area?



31. Is there any other feedback you would like to share with us on these objectives?

Traffic and Vehicle Lanes

Comments overwhelmingly expressed opposition and concern about reducing vehicle lanes on major roads such as McKenzie Avenue and Quadra Street. This theme reflects fears of increased congestion and longer commute times, seen as negatively impacting daily lives and economic activities. Many respondents emphasized the necessity of maintaining current vehicle capacity to support residents’ transportation needs. Suggestions for alternate routing or incremental changes rather than abrupt reductions were mentioned.

Number of Comments: 980

Public Transit and Alternatives

There is a considerable push for improving public transit options; however, skepticism prevails about transit replacing private vehicle usage effectively. Concerns include the reliability and coverage of the current transit system. Respondents emphasized a need for infrastructure improvements and increased bus frequency to build confidence in public transit as a viable alternative. Improvements must precede any plans to reduce lanes that might otherwise force commuters into unfavorable transit options.

Number of Comments: 540

Cycling and Pedestrian Infrastructure

Cycling infrastructure expansion received criticism for perceived underutilization, risking decreased road space for vehicles. Common threads included safety issues and connectivity deficiencies within current networks. Suggestions leaned toward implementing more protected bike lanes or utilizing less trafficked side streets. Meanwhile, traffic flow should remain unhindered. Those supporting cycling improvements highlight environmental benefits, yet they acknowledge logistical and practical challenges.

Number of Comments: 480

Community and Accessibility Issues

Themes advocating for accessibility highlighted needs for individuals who are reliant on vehicles, including the elderly and those with disabilities. The proposed changes were often criticized as prioritizing active transportation users over those who have legitimate needs for continued vehicle use. Comments called for a holistic approach ensuring transportation inclusivity, meeting diverse mobility requirements rather than a one-size-fits-all strategy.

Number of Comments: 380

Environmental Concerns

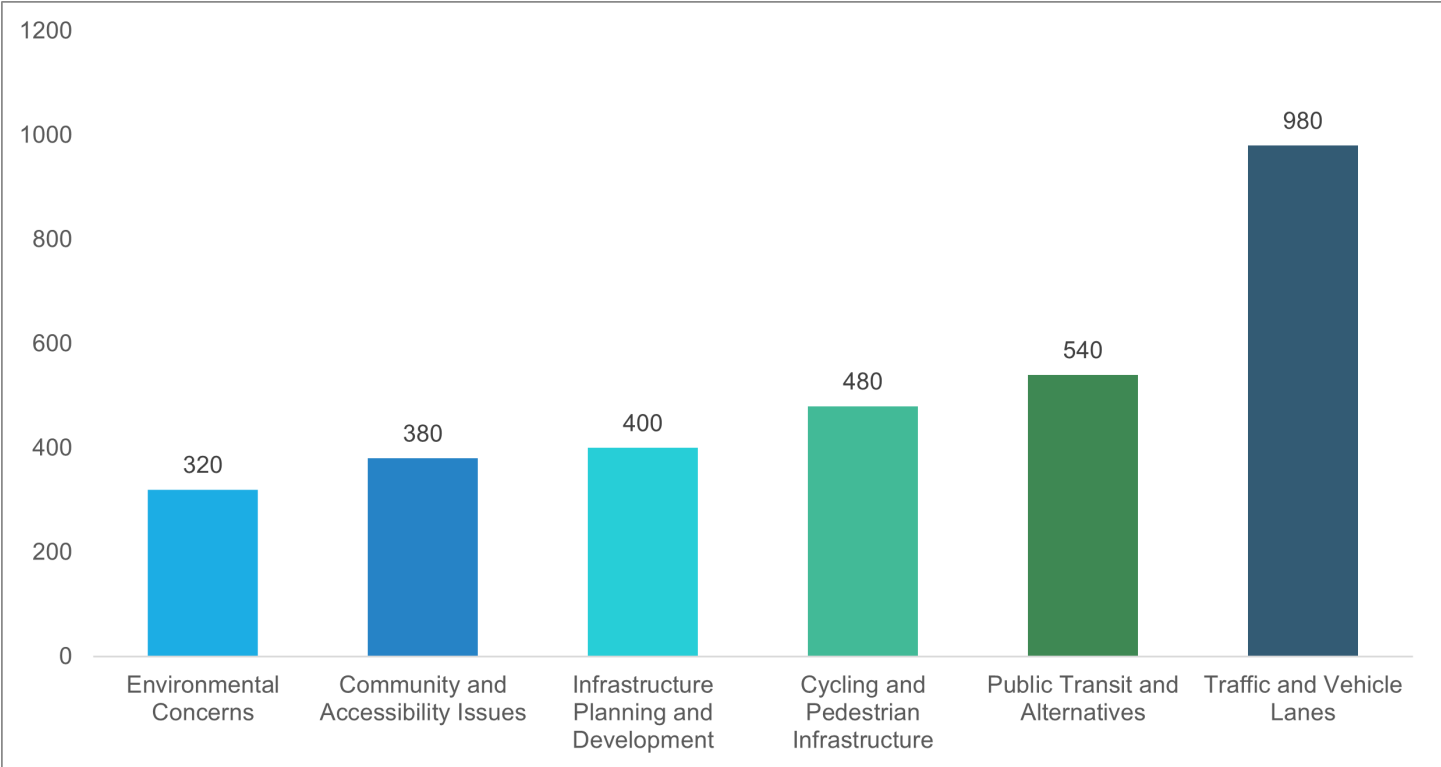
Mixed views on environmental impacts arose. Proponents of lane reductions hope for lower emissions, but detractors cite counter-effects like increased vehicle idling contributing to pollution. Electric vehicle integration surfaced as an alternative potential solution. Balancing environmental goals with practical traffic management remains an open, potentially collaborative dialogue among varied perspectives.

Number of Comments: 320

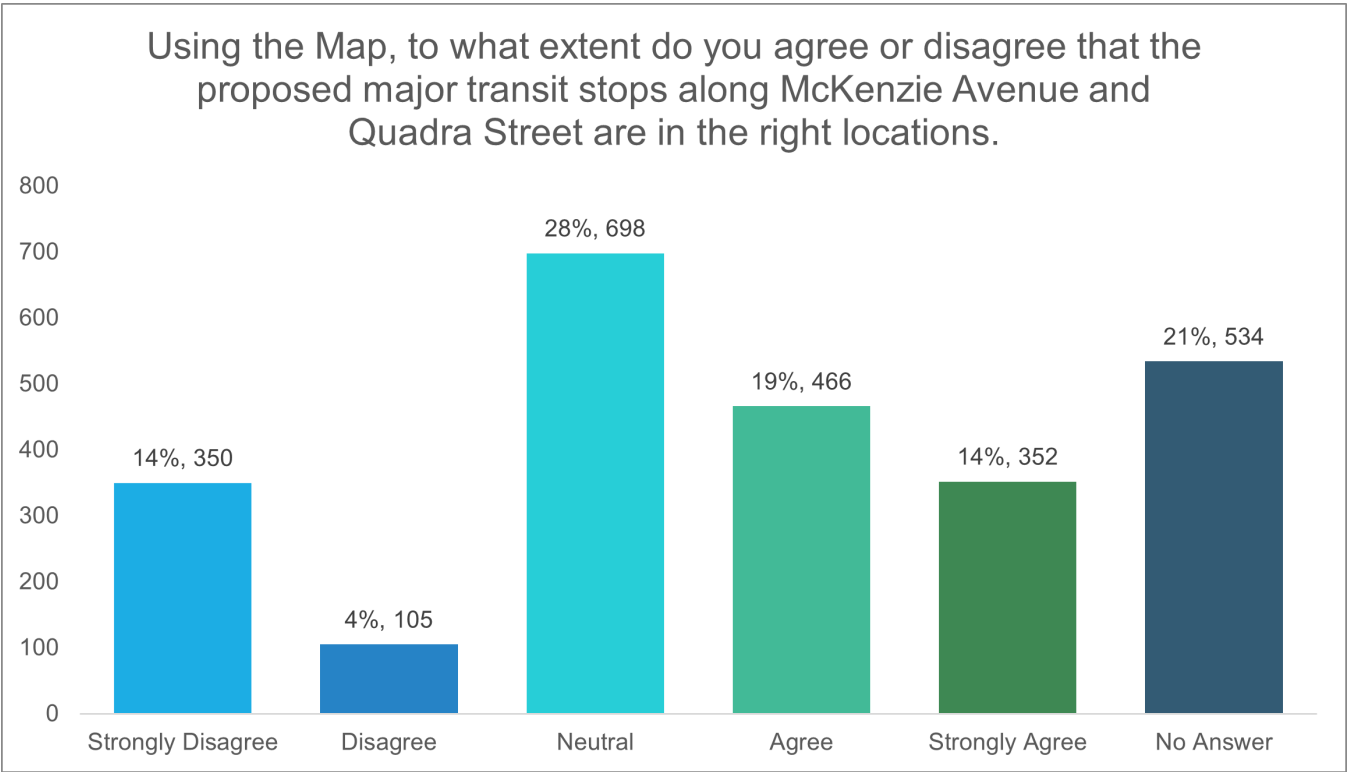
Infrastructure Planning and Development

Respondents consistently underscored the need for strategic infrastructure development aligning with population growth. Concerns persist that existing roadways, without appropriately planned expansions, would harmfully bottleneck as the community grows. Calls for comprehensive forward-thinking embodied residents' desires to preserve quality of life while embracing sustainable urban growth techniques.

Number of Comments: 400



32. Using the Map, to what extent do you agree or disagree that the proposed major transit stops along McKenzie Avenue and Quadra Street are in the right locations.



33. If you disagree with any of the proposed stop locations, please tell us why.

Traffic Congestion and Car Lane Reduction

Numerous comments were centered on concerns that reducing lanes for vehicles would exacerbate existing traffic congestion issues, particularly on already busy roads such as McKenzie and Quadra. There was a recurring sentiment of frustration regarding how such changes might lead to longer commute times, affect daily operations of local businesses, and generally decrease mobility efficiency. Many comments reflected the belief that road infrastructures should accommodate current traffic volumes and potential future increases rather than be reduced.

Number of Comments: 147

Transit Accessibility and Bus Stop Locations

Many comments pointed out the difficulties in accessing transit services due to inconvenient bus stop locations, leading to a lack of service utilization by those with mobility challenges or without personal transportation. Feedback strongly indicated a need for bus stops to be more strategically placed to optimize walking distances, ease of access for persons with disabilities, and closer proximity to residential areas to offer better service coverage.

Number of Comments: 120

Public Transit Frequency and Reliability

Discussions within this theme underscored a marked dissatisfaction with the current frequency and reliability of public transit services, leading to lower ridership and trust in the system. Suggestions were made for enhanced frequency during peak hours and reduced intervals between buses to boost public use. The consensus was that improvements in these areas could significantly increase the attractiveness of using mass transit and ease off-peak car usage.

Number of Comments: 60

Rapid Transit and Infrastructure Changes

Opinions varied widely on the development of rapid transit solutions. While some comments supported the idea of rapid transit as a solution to current and future mobility challenges, others voiced concerns regarding the definition, necessity, and potential impact of proposed infrastructure changes. Many cautioned against rushing such projects without thoroughly considering alternative solutions like light rail systems which, while possibly more costly upfront, might provide longer-term infrastructure benefits.

Number of Comments: 75

Community Impact and Environmental Concerns

Commenters frequently raised concerns about how proposed changes might impact local communities and ecosystems, touching on issues such as residential encroachment and increased pollution levels due to congested and idling traffic. These concerns highlight the sentiment that transit projects should be eco-conscious and consider long-term community wellbeing to avoid adverse effects, echoing calls for green development and planning.

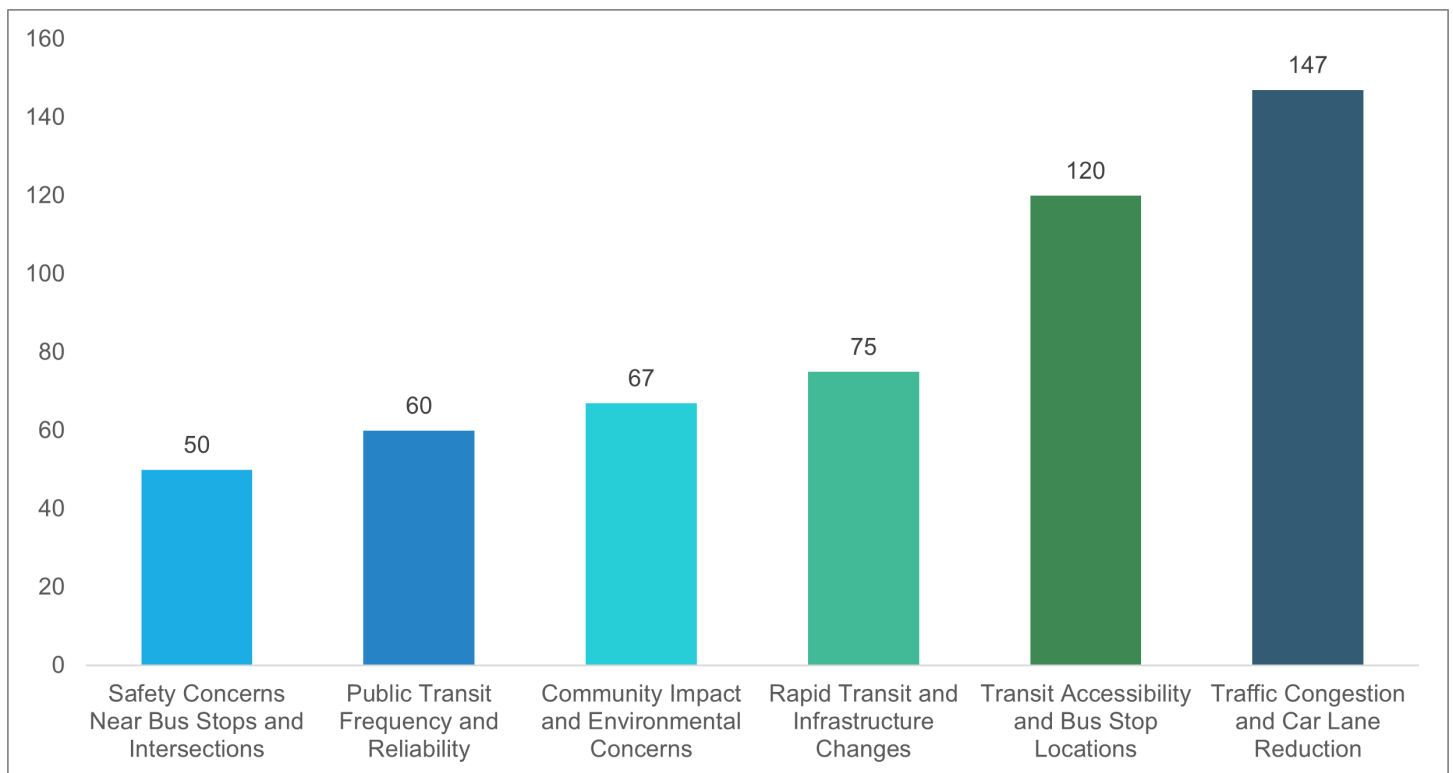
Number of Comments: 67

Safety Concerns Near Bus Stops and Intersections

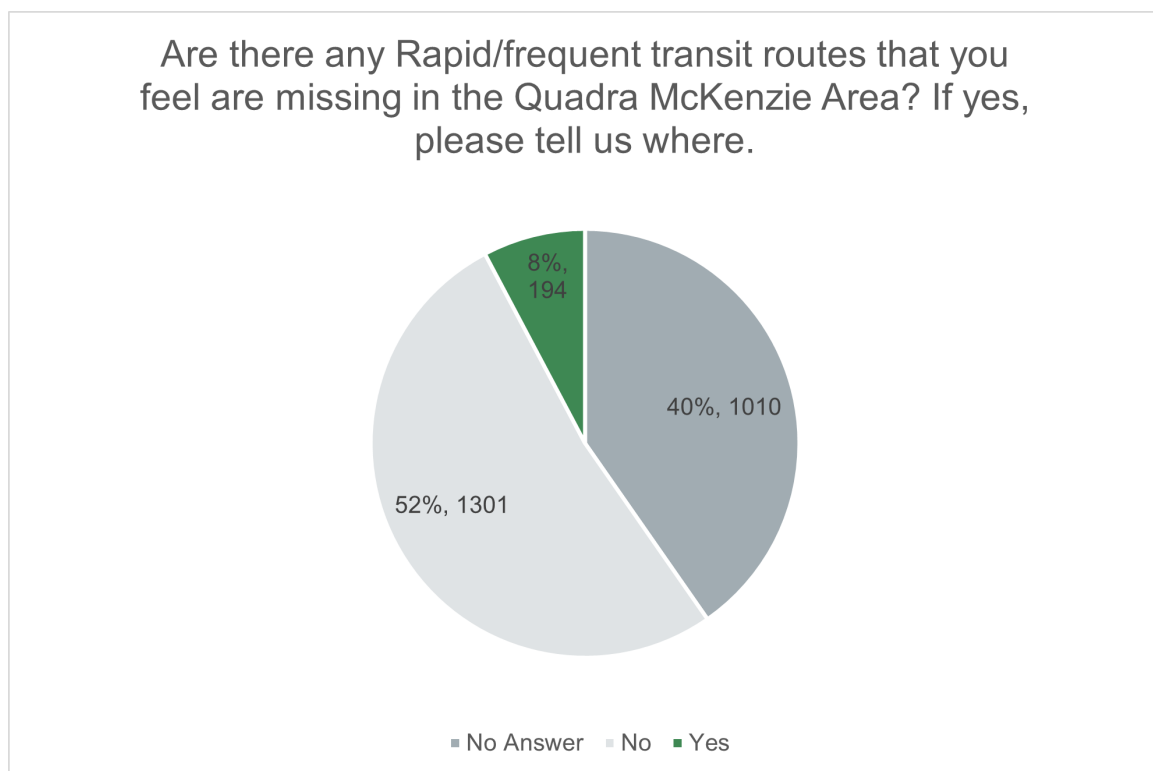
Safety-related comments repeatedly emphasized the risks posed by poorly located bus stops near busy intersections. Visibility issues for both motorists and pedestrians, as well as potential for accidents, were central to these concerns. Detailed suggestions included relocating stops to safer distances from intersections to improve visibility and reduce traffic flow interruption, thus enhancing safety for all road users.

Number of Comments: 50

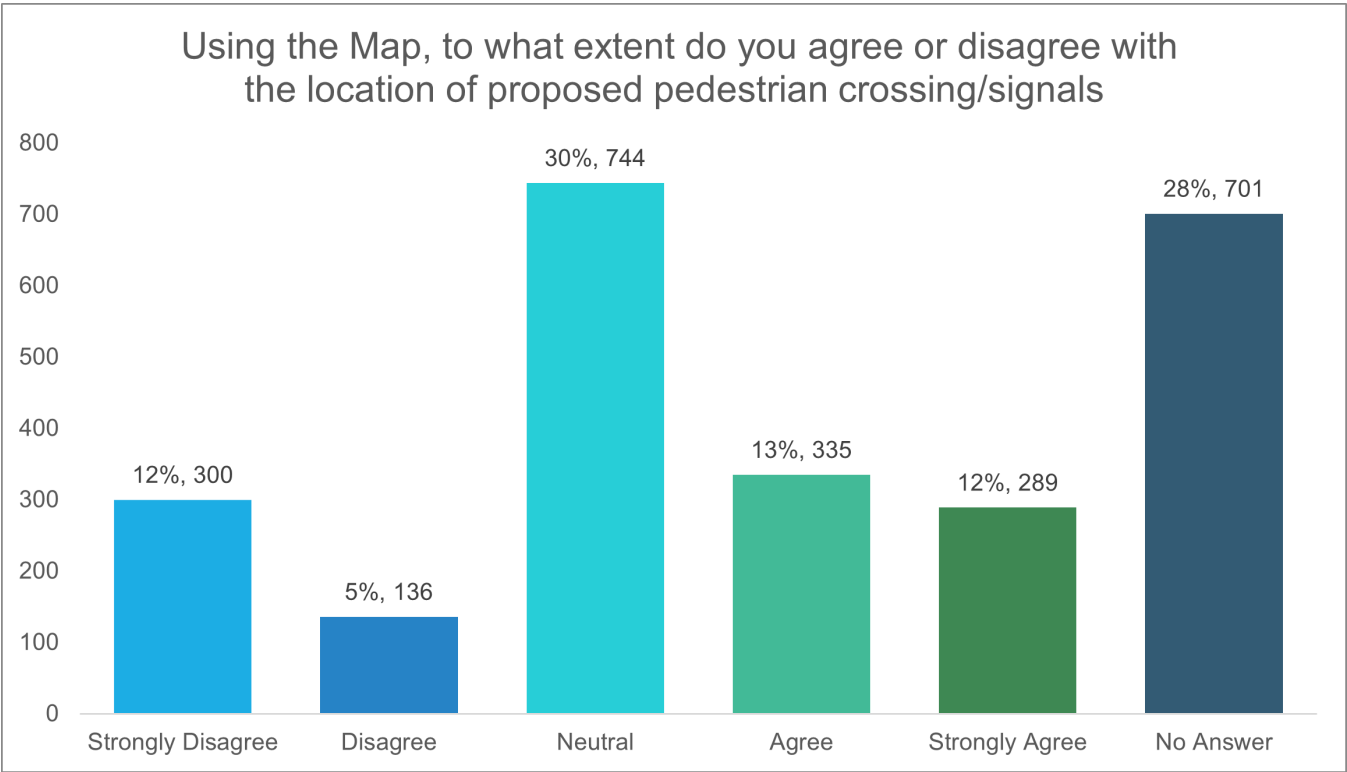




34. Are there any Rapid/frequent transit routes that you feel are missing in the Quadra McKenzie Area? If yes, please tell us where.



35. Using the Map, to what extent do you agree or disagree with the location of proposed pedestrian crossing/signals.



36. If you disagree with any of the proposed pedestrian crossing/signal locations, please tell us why.

Pedestrian Crossings and Traffic Flow

Numerous comments raised concerns about excessive pedestrian crossings affecting traffic flow, leading to congestion and idling. Suggestions for building overpasses or underpasses instead of ground crossings were common, alongside discussions of major intersections like McKenzie and Quadra.
Number of Comments: 198

Safety and Infrastructure Improvement Suggestions

A large number of comments emphasized the need for safer crossings, especially near schools, and proper signage and signalization at accident-prone areas. Recommendations included protective infrastructure and appropriately timed signals.
Number of Comments: 78

Environmental Concerns and Effects

Comments highlighted the contradiction between pedestrian infrastructures contributing to eco-friendly goals and the increased emissions caused by traffic congestion and stopping. Critics questioned the eco-friendly quotient of current strategies.
Number of Comments: 42

General Opposition/Skepticism towards the Plan

Numerous comments expressed distrust and skepticism about the traffic modification plans, highlighting a need for more transparency and questioning the necessity of some pedestrian implementations.

Number of Comments: 123

Economic and Social Impact Concerns

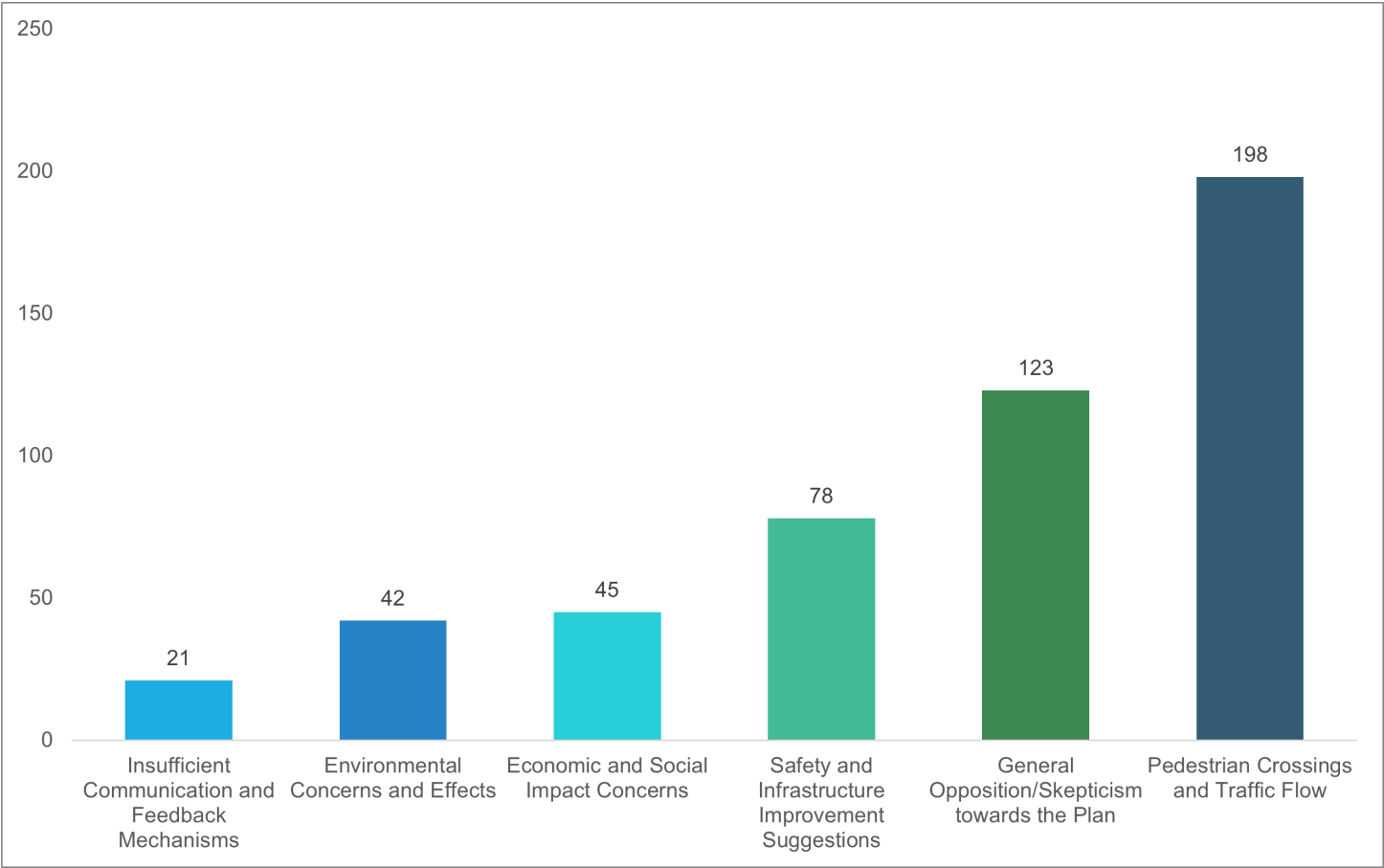
Concerns were expressed over potential negative economic impacts on local businesses and adverse social dynamics resulting from increased travel times and modified infrastructure.

Number of Comments: 45

Insufficient Communication and Feedback Mechanisms

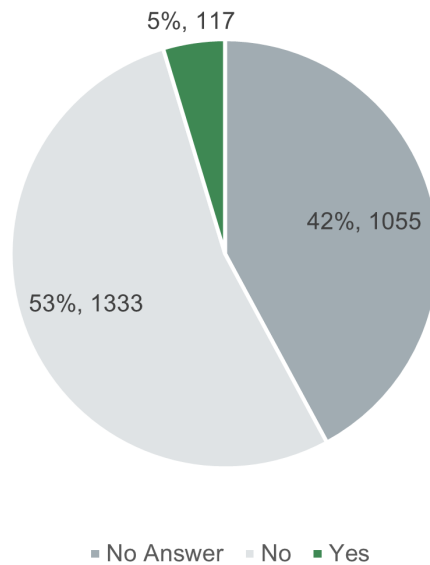
Criticisms were made against unclear communication regarding the road plans and feedback mechanisms. Proposals were made for improved map clarity and public engagement to understand resident concerns better.

Number of comments: 21



37. Are there any pedestrian crossing/signals that you feel are missing in the Quadra McKenzie Area? If your answer is yes, please tell us where.

Are there any pedestrian crossing/signals that you feel are missing in the Quadra McKenzie Area? If your answer is yes, please tell us where.



SECTION 5

PARKS, TRAILS, OPEN SPACES, AND COMMUNITY FACILITIES

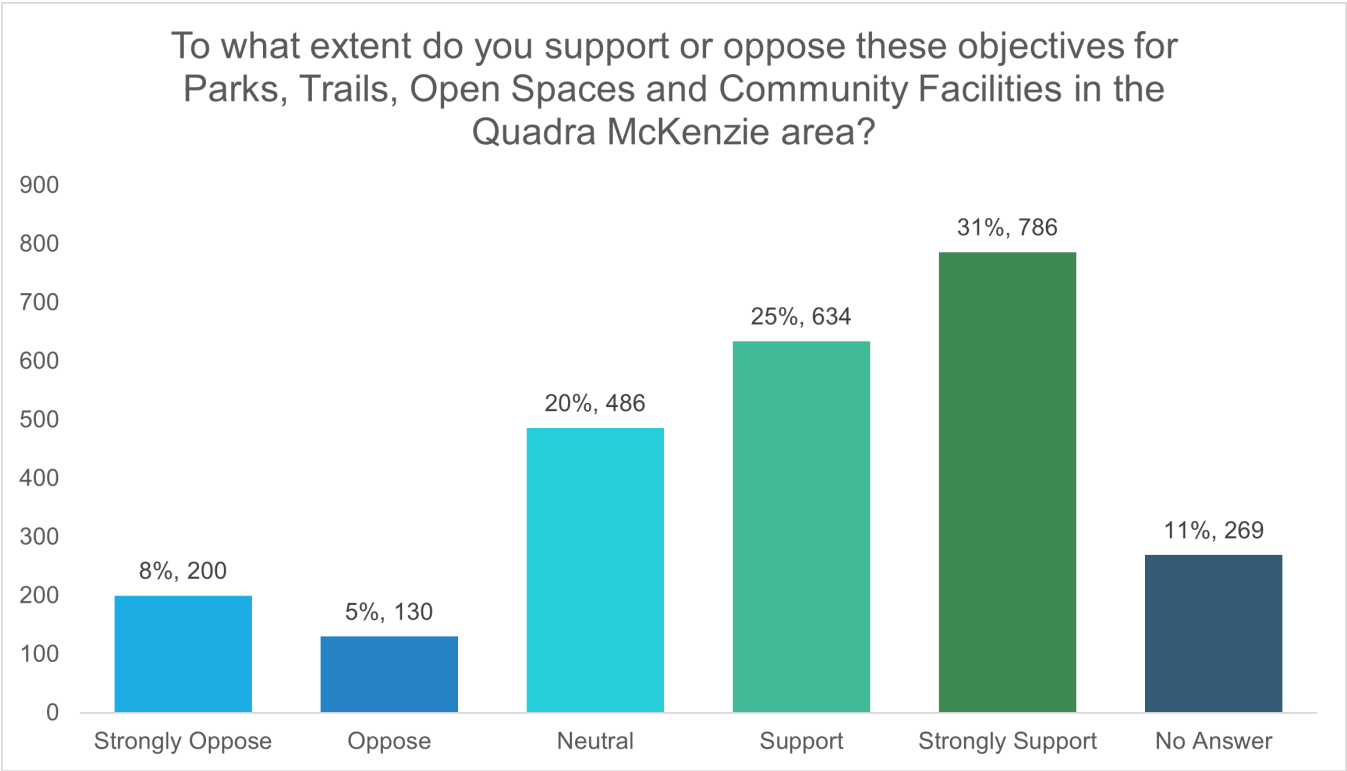
The Quadra McKenzie area encompasses the full or partial land area of 28 separate designated parks and a large portion of the Lochside Regional Trail, with approximately 5% of the land area within the boundaries of the Plan designated as parkland. The Quadra McKenzie area is also immediately adjacent to sensitive natural ecosystems including the Swan Lake and Christmas Hill Nature Sanctuaries as well as Rithet's Bog Conservation Area.

The following questions asked respondents about their level of support for some of the key parks, trails, open spaces, and community facility concepts in the Draft Plan.

More details on the Parks, Trails, Open Spaces and Community Facilities section can be found on pages 62-71 of the Draft Plan.



38. To what extent do you support or oppose these objectives for Parks, Trails, Open Spaces and Community Facilities in the Quadra McKenzie area?



39. Is there any other feedback you would like to share with us on these objectives?

Parks and Green Space

The role of parks and green spaces is emphasized for community health and environmental benefits. While many comments appreciate the existing green areas, there’s an ongoing debate about whether resources should focus on maintaining current spaces or developing new parks. There are suggestions to create more connected park networks and improve access. Some users express concerns regarding planning metrics like the 3-30-300 rule.

Number of comments: 186

Infrastructure and Accessibility

This theme highlights the necessity of improving infrastructure to enhance accessibility. Comments include calls for expanding amenities such as restrooms and parking, widening and separating trails like Lochside for safety, and enhancing multi-modal transportation routes. These improvements are considered crucial for accommodating diverse users and improving connectivity.

Number of comments: 155

Biodiversity and Environmental Concerns

Preservation of natural habitats remains a priority. Comments stress the importance of protecting ecological zones such as Swan Lake and Christmas Hill against urban development impacts. There is a push for sustainable development practices that ensure biodiversity protection and the creation of wildlife corridors.

Number of comments: 132

Development and Housing

Comments reflect the tension between housing development and green space preservation. Residents are concerned about increased housing density near natural reserves, urban sprawl, and potential gentrification effects. There are suggestions for more balanced development planning to maintain local character and address community needs.

Number of comments: 95

Social and Cultural Infrastructure

Social infrastructure needs are varied, with requests for enhanced recreational facilities like pools and community gardens. The challenge lies in balancing these needs with preserving natural landscapes. Comments also highlight the importance of integrating cultural and social elements into infrastructure projects.

Number of comments: 48

Transportation Concerns

Concerns center on the integration of bike lanes and multi-use paths with existing transportation systems. Safety, efficiency, and regulation are key issues, with calls for restructuring paths to separate different modes of transport to reduce conflicts and enhance overall system effectiveness.

Number of comments: 62

Government and Policy

Critiques focus on government transparency and public consultation effectiveness. Suggestions include improving dialogue with the community and ensuring that policymaking aligns with residents' desires. Effective policy review processes and transparent budgeting are also top of mind.

Number of comments: 55

Safety and Security

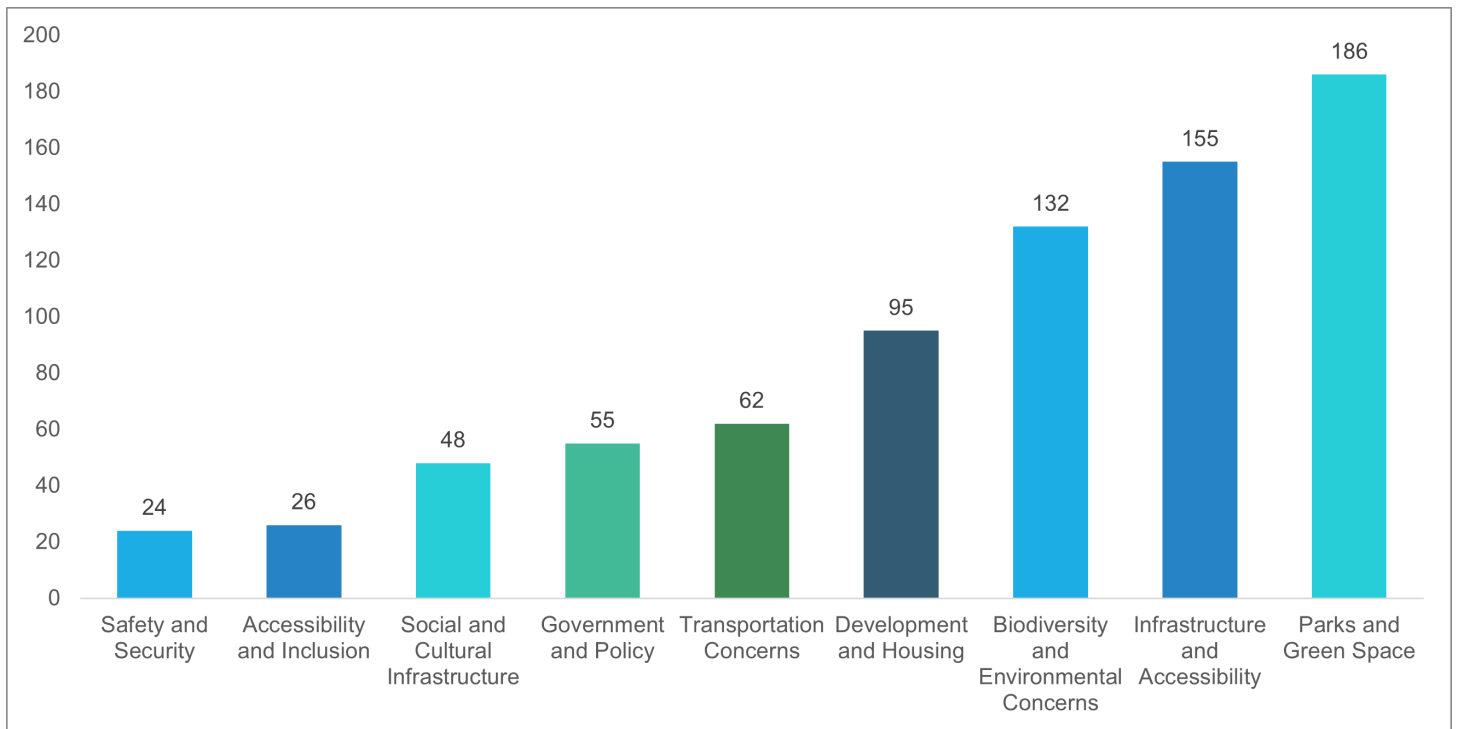
Safety in parks, especially as urbanization increases, is a concern. Comments suggest improved lighting and increased patrolling in parks and on trails. Issues like transient encampments contribute to the community's sense of insecurity and need addressing to ensure public spaces remain inviting.

Number of comments: 24

Accessibility and Inclusion

The need for inclusive and equitable access to parks and community services is highlighted. Comments focus on ensuring solutions are equitable and serve a diverse range of community members. This theme underscores the importance of considering diversity and inclusion in all public spaces planning.

Number of comments: 26



SECTION 6

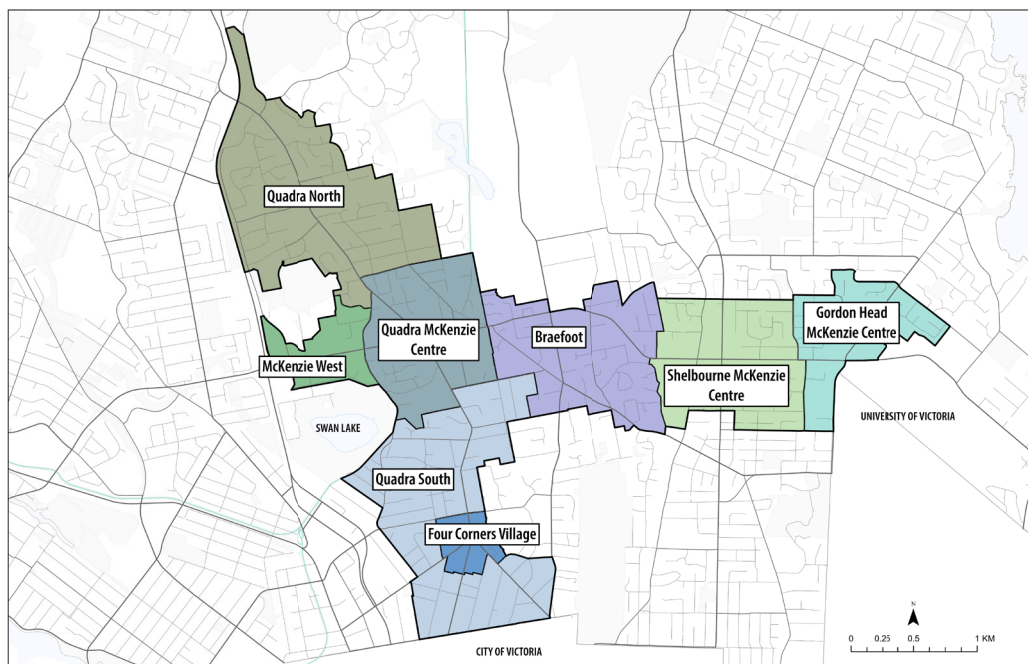
SUB AREAS

This section provided space for respondents to comment on each of the sub areas in the Draft Quadra McKenzie Plan, including:

- McKenzie West
- Quadra McKenzie Centre
- Braefoot
- Shelbourne McKenzie Centre
- Gordon Head McKenzie Centre
- Quadra North
- Quadra South / Four Corners Village

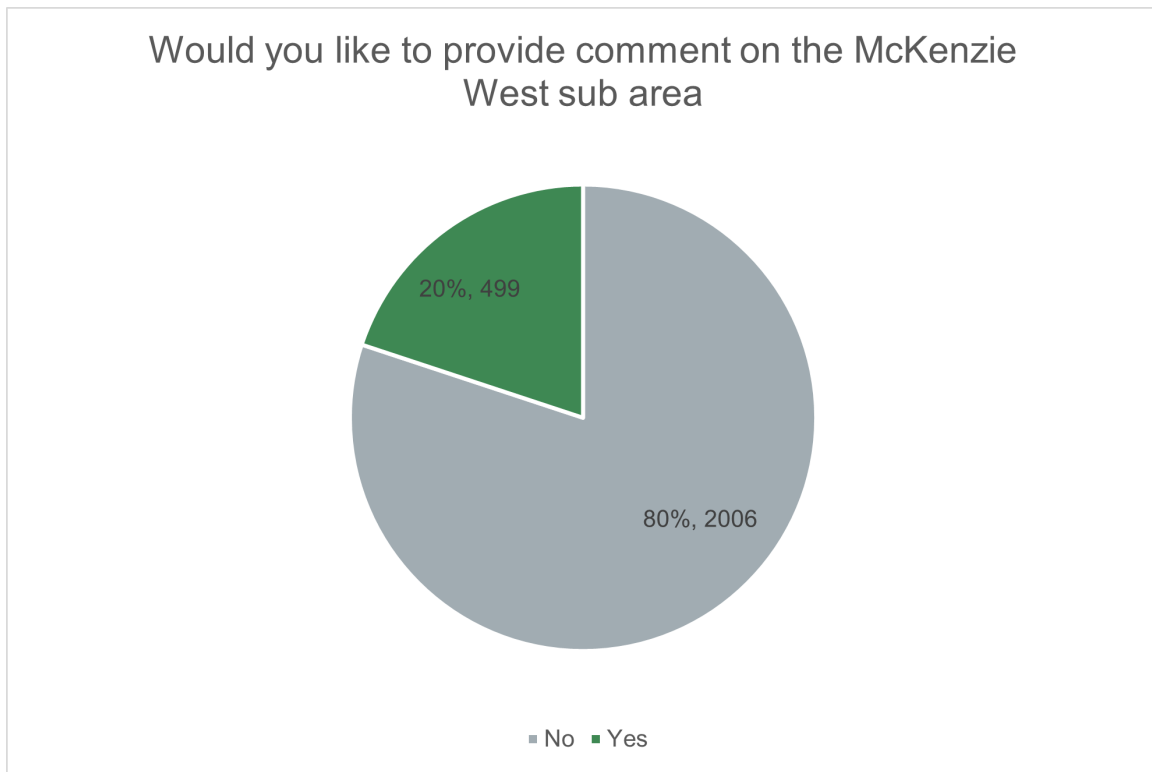
Each sub area section asked questions related to the appropriateness of land use designations, location of multi-use paths, roads and public realm/open spaces, special site considerations, and also provided the opportunity to share additional feedback.

Respondents were asked to provide comment on each sub area, by selecting yes when prompted. If respondents wished to skip any sub area, they were asked to select no when prompted. It was not required to provide comment on each sub area.

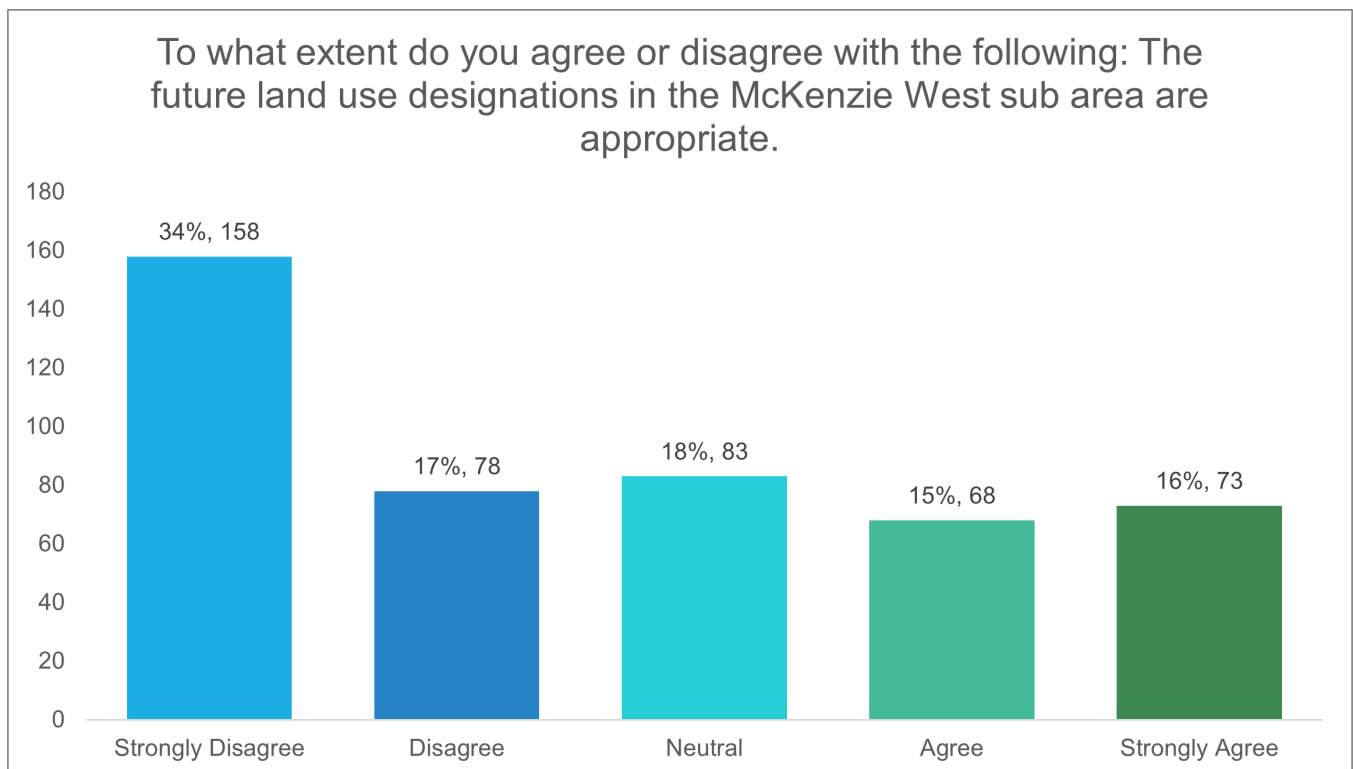


MCKENZIE WEST

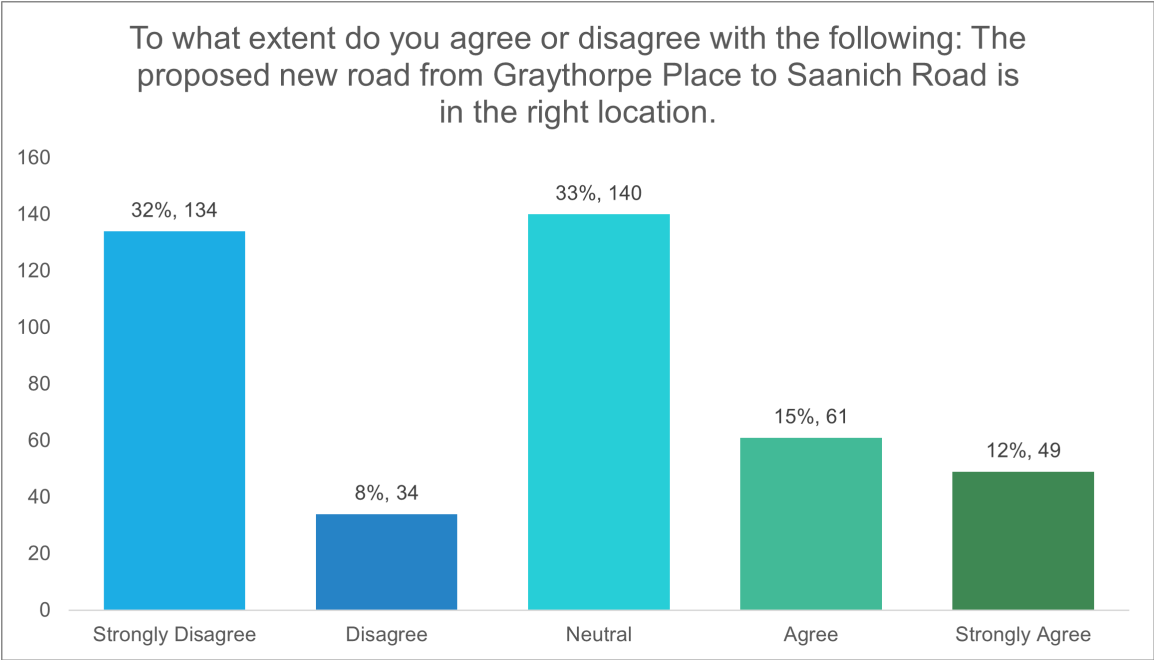
40. Would you like to provide comment on the McKenzie West sub area?



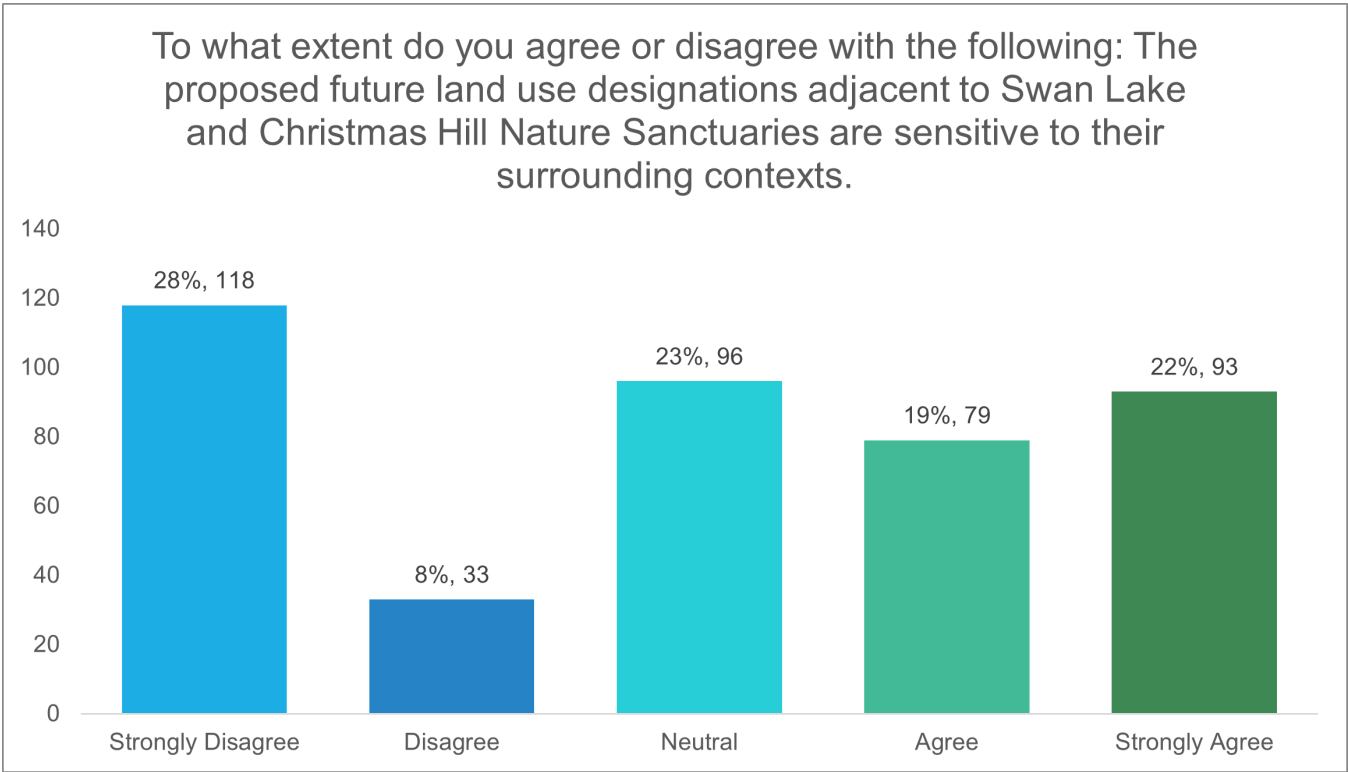
41. To what extent do you agree or disagree with the following: The future land use designations in the McKenzie West sub area are appropriate.



42. To what extent do you agree or disagree with the following: The proposed new road from Graythorpe Place to Saanich Road is in the right location.



43. To what extent do you agree or disagree with the following: The proposed future land use designations adjacent to Swan Lake and Christmas Hill Nature Sanctuaries are sensitive to their surrounding contexts.



44. A new Corridor Hub is planned to be introduced at Saanich Road and McKenzie Avenue to provide shops and services to the local neighbourhood. Do you have any comments or specific considerations for this Hub?

Traffic and Road Infrastructure

The comments predominantly focus on concerns regarding potential increases in traffic congestion. Many request maintenance or improvements to the current road infrastructure, with objection notably against proposed reductions in vehicle lanes in favor of adding bike lanes. These comments highlight community apprehension about accommodating more traffic without causing further gridlock.

Number of comments: 69

Commercial Development Opposition

The community expresses strong opposition to the planned commercial developments, voicing concerns on how these changes might unfavorably impact existing small businesses and residential environments. A number of comments suggest prioritizing enhancements to current commercial centres instead.

Number of comments: 54

Environmental Concerns

Environmental preservation is a significant theme. Comments primarily emphasize the necessity to protect natural areas, like Swan Lake and Christmas Hill, alongside calls to minimize ecological disruption. Keeping tree cover intact was recurrently stressed, pointing toward a community invested in sustainable practices.

Number of comments: 32

Support for Mixed-Use Development

There exists some support for mixed-use development ideas, which incorporate commercial spaces with residential units in the same vicinity. Nevertheless, commenters underscored that such developments should align closely with the existing scale and character of neighborhoods, nodding towards local amenities like cafes and grocery stores.

Number of comments: 25

Public Transit and Active Transportation

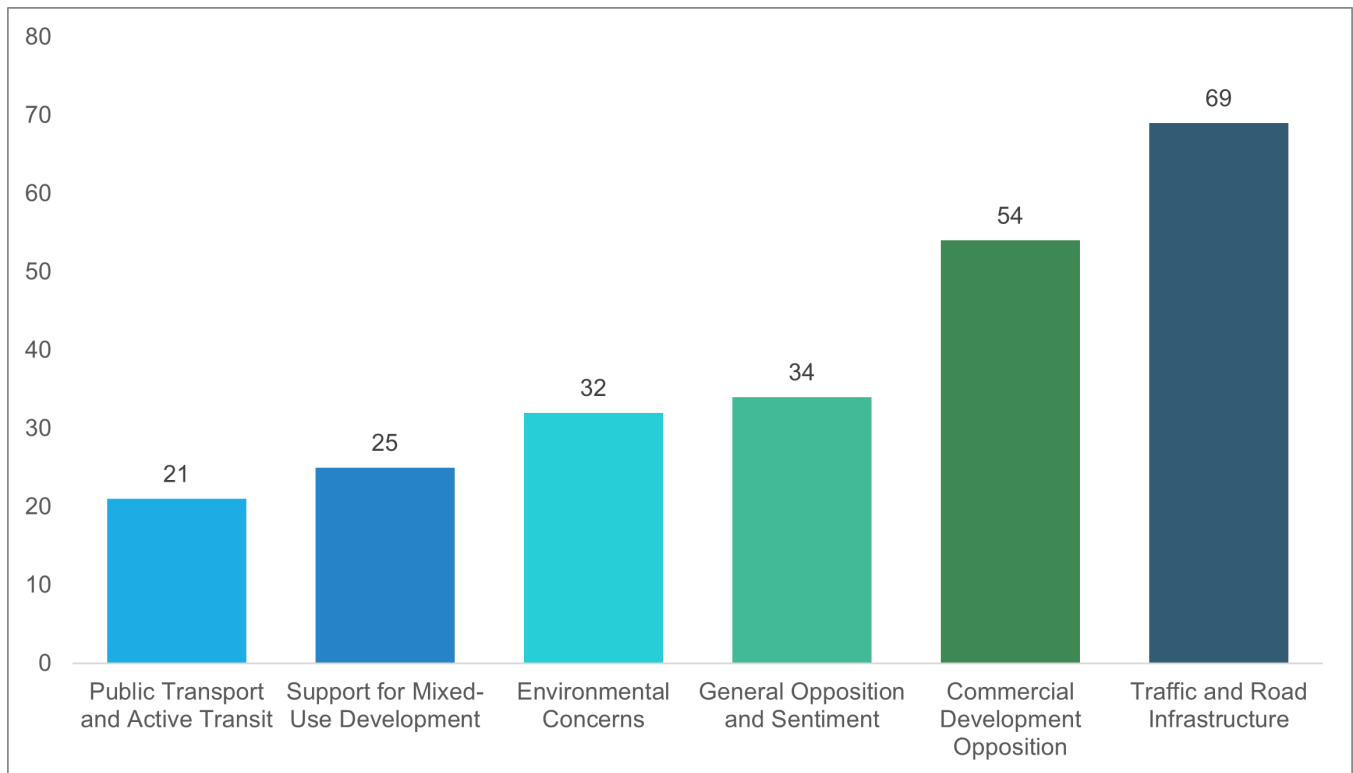
Opinions regarding public transit and active transportation options are mixed. While some appreciate suggestions to improve bus stops and pedestrian access ways as an encouragement of active transit, others voiced protest against any changes perceived to be at the expense of car travel or convenience.

Number of comments: 21

General Opposition and Sentiment

A general sense of dissatisfaction is apparent throughout several comments. This includes critiquing the broader proposal admission, noting skepticism towards the intentions and capabilities of planning authorities in executing developments beneficial for the majority community stakeholders.

Number of comments: 34



45. Is there any other feedback you would like to share with us on this sub area?

Traffic and Transportation Concerns

This theme encompasses issues regarding traffic congestion due to reduction of vehicle lanes and changes in road configurations. Residents have expressed dissatisfaction with current public transit alignments, especially concerns about bus lanes and bike paths impacting vehicle flow. There's a call for improved cycling infrastructure and pedestrian access to promote active transportation.

Number of comments: 62

Environmental Concerns

Environmental issues focus on the potential impact of development on ecosystems like Swan Lake Nature Sanctuary. Comments reflect worries about encroachment on habitats and the preservation of native species such as Garry Oaks. There are strong calls to maintain these areas as protected sanctuaries with limited human interference.

Number of comments: 45

Density and Land Use

There is significant debate over increased housing density, particularly regarding mid to high-rise buildings. Comments reflect concerns over maintaining neighborhood character versus the necessity of addressing housing shortages. Many advocate for limiting heights and preserving single-family dwelling zones.

Number of comments: 42

Community and Social Impact

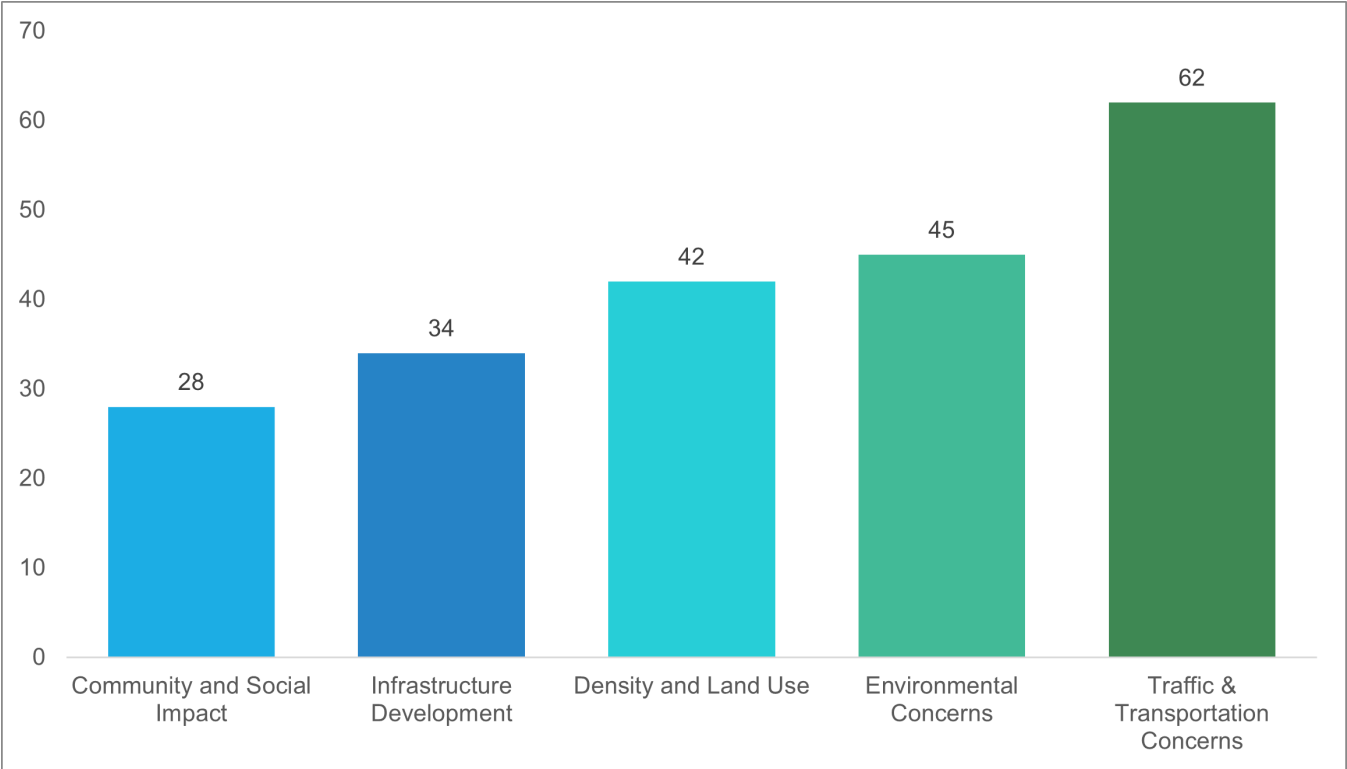
Comments within this theme focus on the social ramifications of new developments, with concerns about diminishing community safety and charm. There is a strong sentiment towards increasing community involvement in decisions to ensure social cohesion is maintained.

Number of comments: 28

Infrastructure Development

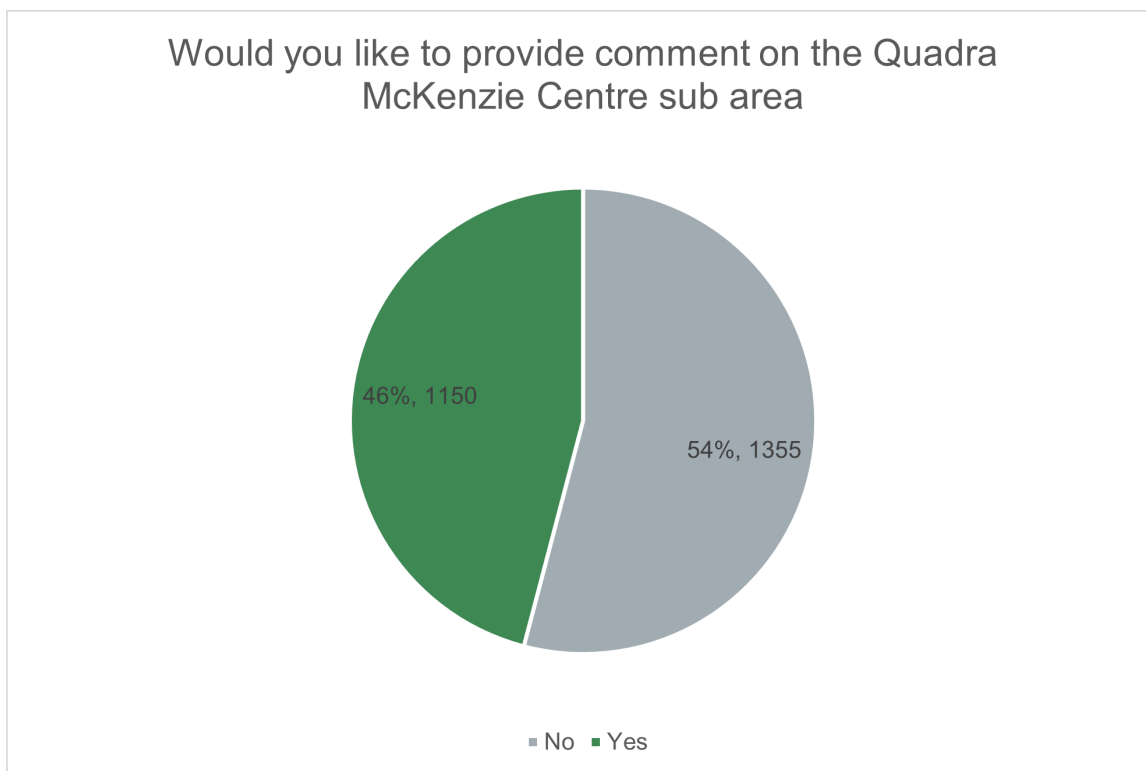
This theme covers skepticism around proposed infrastructure plans and their potential disruption to current neighborhoods. Emphasis is on optimizing current infrastructure without compromising residential quality, focusing on strategic improvements.

Number of comments: 34

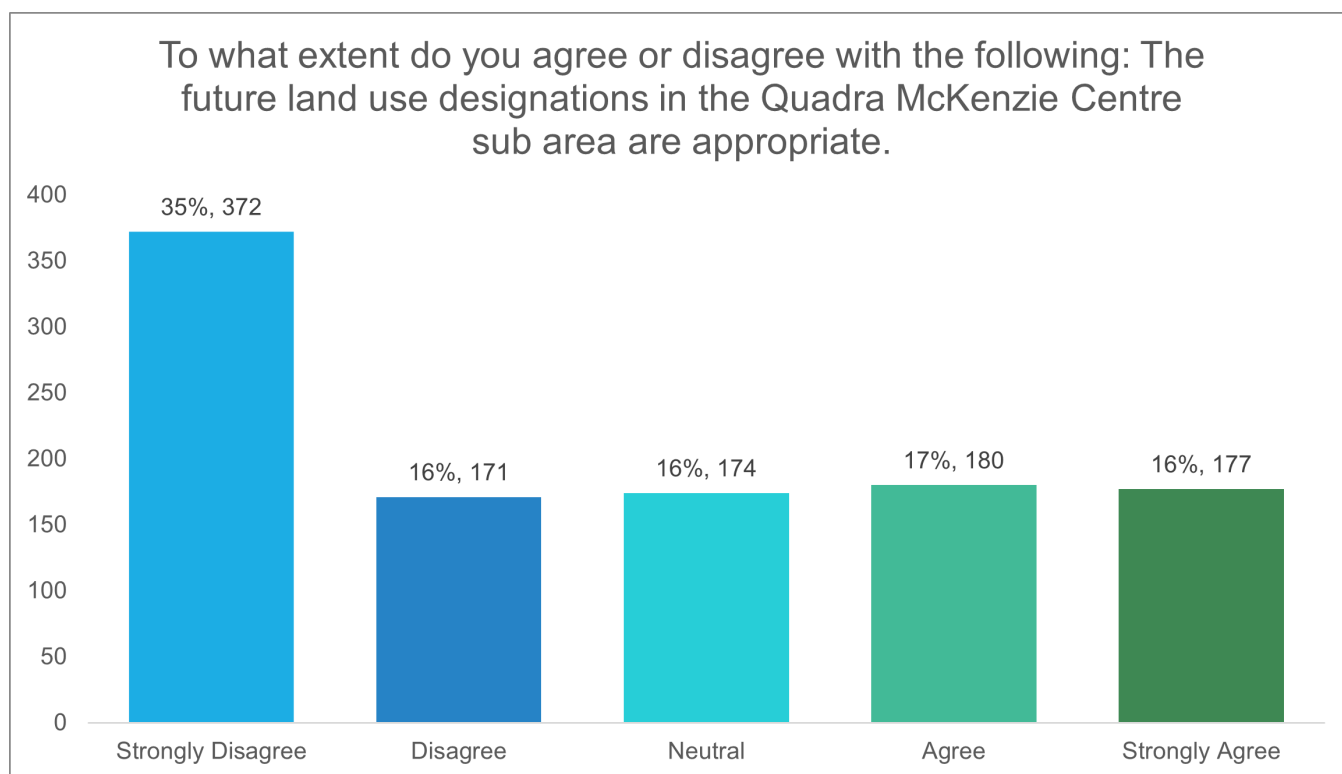


QUADRA MCKENZIE CENTRE

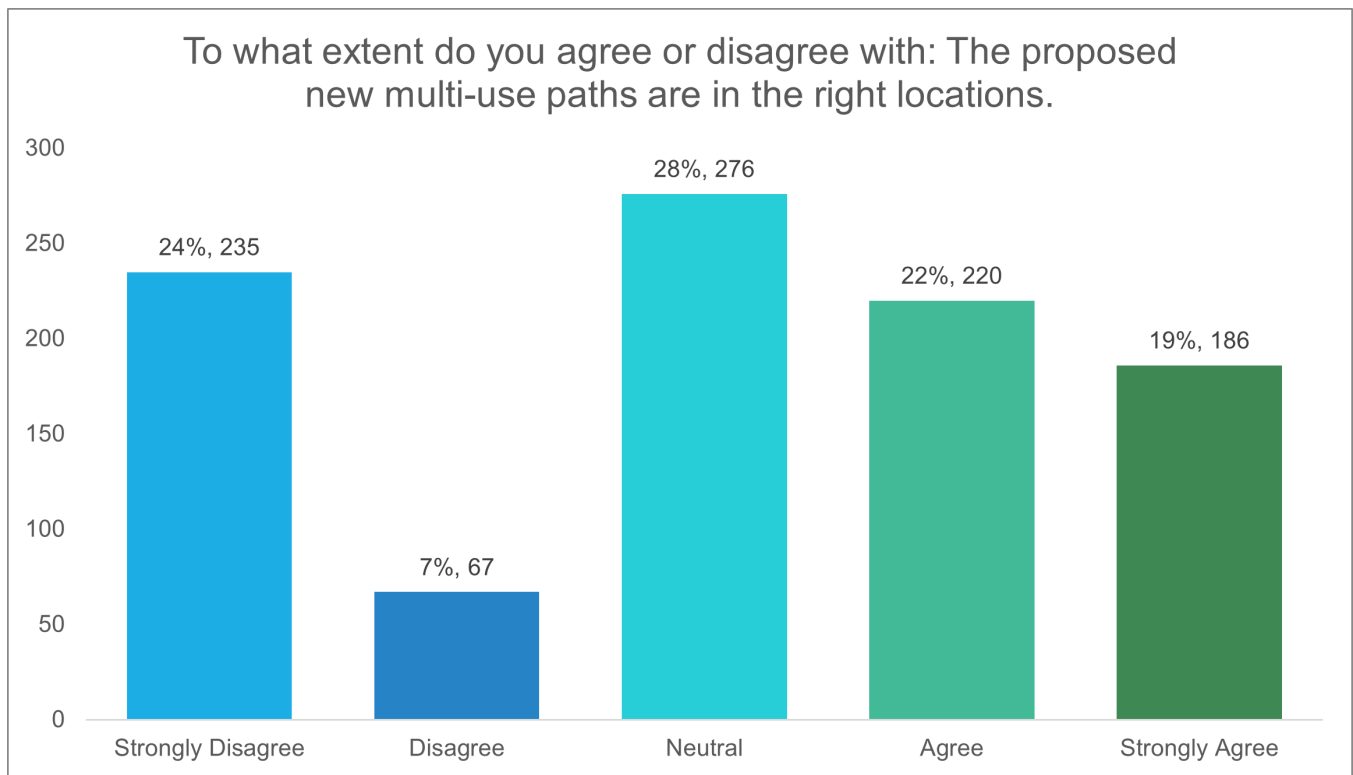
46. Would you like to provide comment on the Quadra McKenzie Centre sub area?



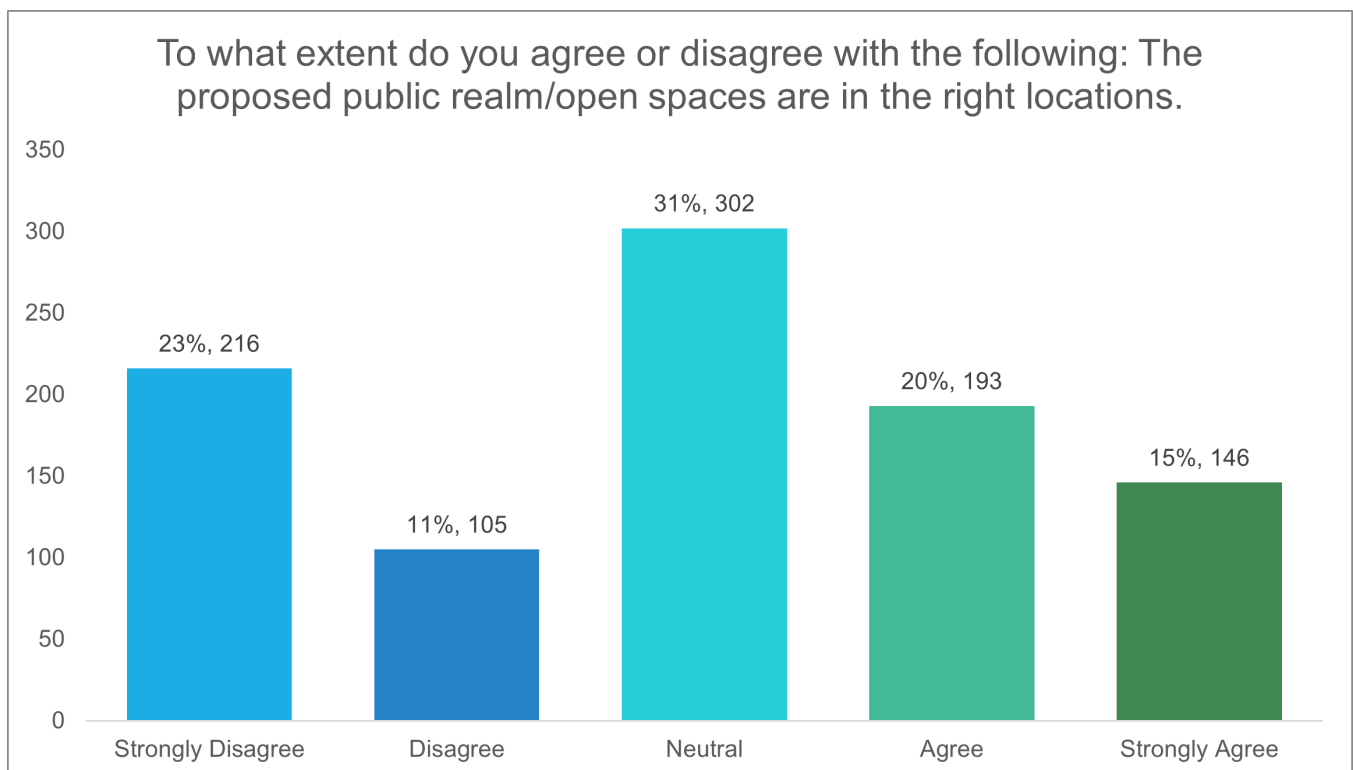
47. To what extent do you agree or disagree with the following: The future land use designations in the Quadra McKenzie Centre sub area are appropriate.



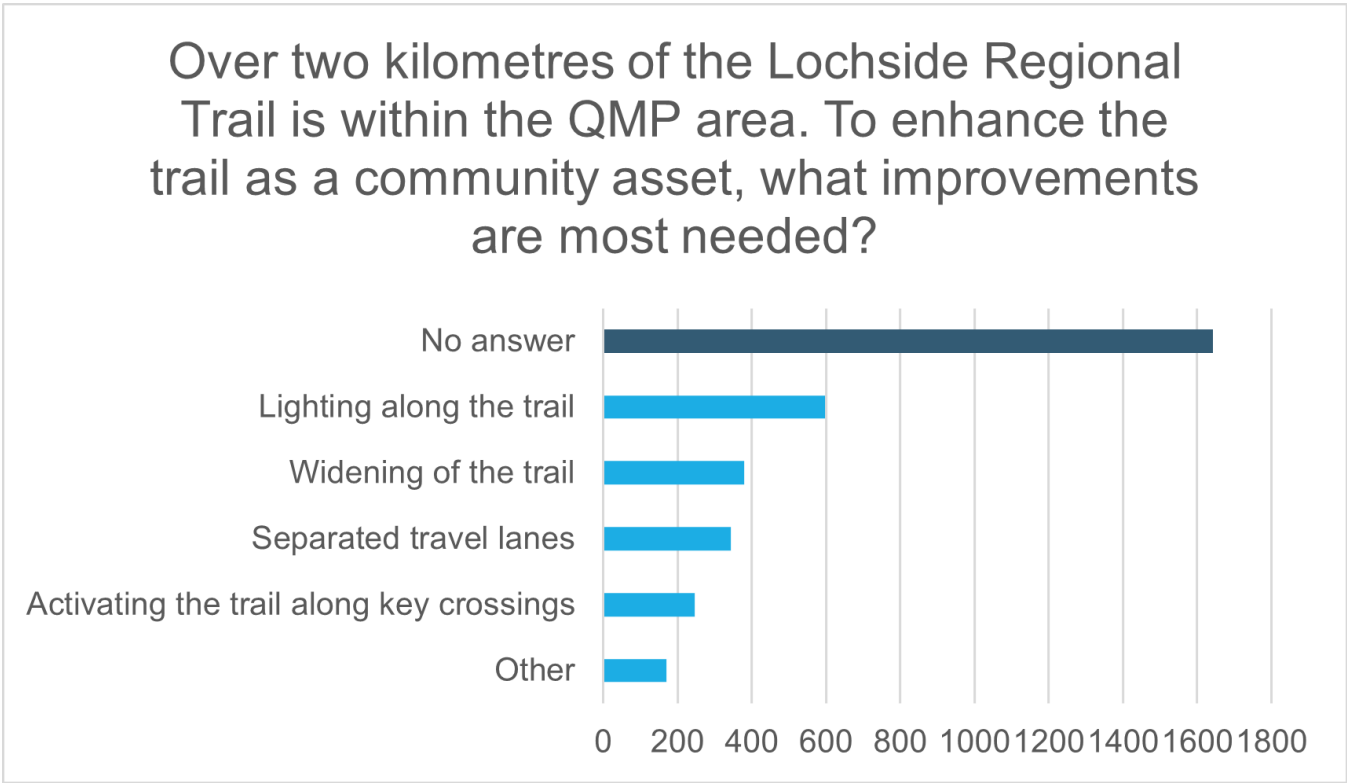
48. To what extent do you agree or disagree with: The proposed new multi-use paths are in the right locations.



49. To what extent do you agree or disagree with the following: The proposed public realm/open spaces are in the right locations.



50. Over two kilometres of the Lochside Regional Trail is within the QMP area. To enhance the trail as a community asset, what improvements are most needed?



51. A Special Site designation has been applied to the Saanich Operations Centre (QMC-1) to ensure redevelopment meets community and municipal operation goals. Do you have any comments on the following redevelopment objectives for the Saanich Operations Centre (QMC-1):

High-Rises and Density Concerns

There is substantial opposition to high-rise developments over six stories. Community members express strong desires to maintain neighborhood aesthetics and functionality. Concerns arise over ‘over-urbanization’ potentially affecting the local characteristics ironically associated with the area’s charm.

Number of comments: 89

Traffic and Transportation Issues

Issues are concentrated around reducing traffic lanes and how this is impacting major intersections such as McKenzie and Quadra. Balancing car lanes against bike paths remains contested, with several voices warning that current transportation plans could worsen congestion conditions.

Number of comments: 61

Public Works Yard and Facilities

Debate ensues regarding the configuration of public facilities. Perspectives vary between those wanting to relocate or upgrade the Public Works Yard and suggestions for its repurposing into residential or commercial use.

Number of comments: 40

Environmental and Green Space Priorities

Strong advocacy exists for environmental preservation encompassing creek remediation and maintaining green spaces among development plans. There are appeals for enhancing these natural spaces rather than developing new infrastructure.

Number of comments: 26

Public Amenities and Infrastructure

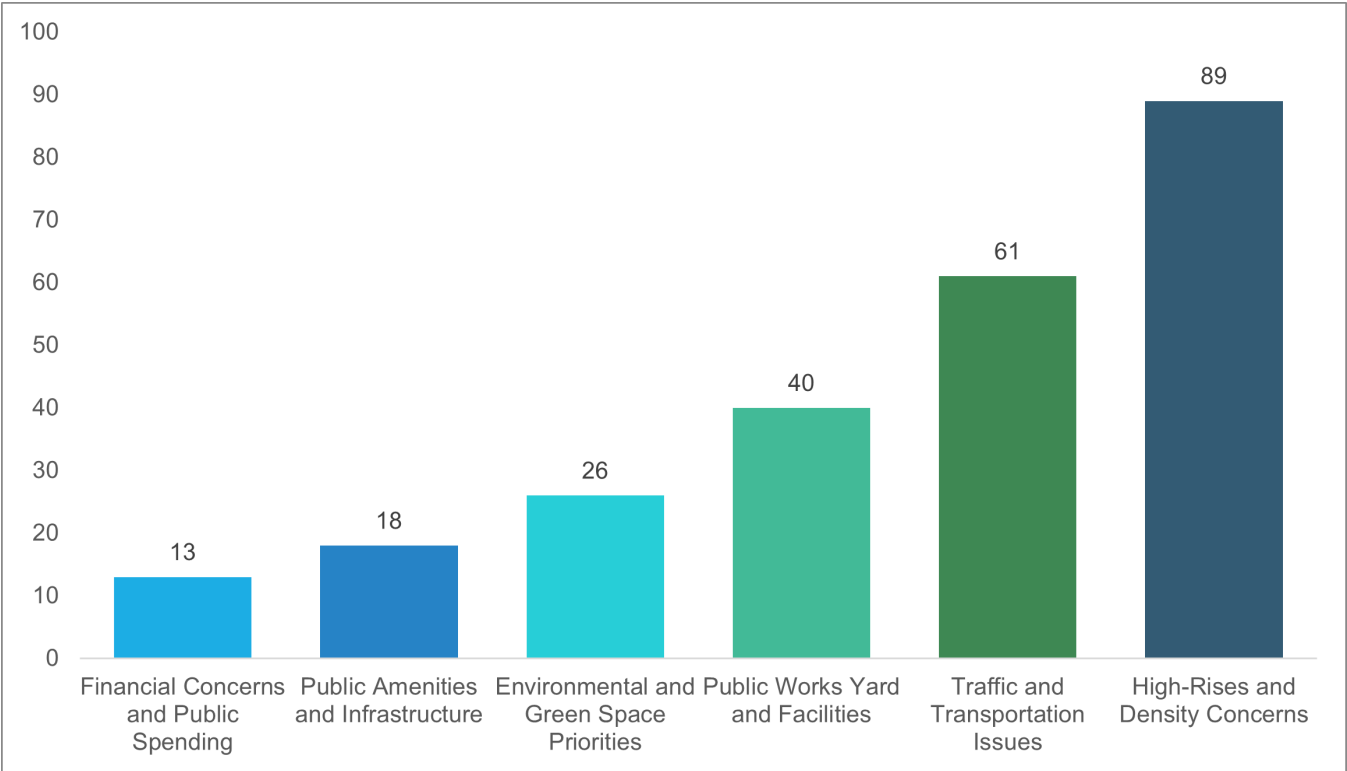
The discourse orbits maintaining key public amenities such as recreation centers and waste facilities amid fears these might be sacrificed in favor of new developments. Respondents stress that ample accompanying support facilities must be part of any housing schemes.

Number of comments: 18

Financial Concerns and Public Spending

Concerns are voiced over the financial burdens and costs associated with redevelopment projects. Calls for prudent and cautious spending habits are prominent, with criticisms directed towards expenditures perceived as wasteful.

Number of comments: 13



52. Is there any other feedback you would like to share with us on this sub area?

Opposition to High-Rise Development

Residents express strong opposition to high-rise buildings, showing a preference for structures not exceeding 6 stories. There is a pervasive concern that such buildings impact the existing neighborhood character, potentially leading to overshadowing and changing the aesthetic and social dynamics of the area. Issues cited included the possibility of towering structures blocking views, reducing sunlight, and contributing to a sense of overcrowdedness. Additionally, there are worries about the suitability and safety of current infrastructure to support higher population density brought forth by high-rises.

Number of comments: 75

Traffic and Transportation Concerns

Traffic congestion emerges as a pressing issue, with residents concerned that redevelopment may exacerbate existing traffic problems. Many community members are against the proposed reduction in car lanes and express frustration towards the expanding network of bike lanes, which they perceive comes too much at the expense of vehicular access. There's a call for comprehensive traffic studies to understand the impact of new developments on local commuting times and congestion patterns, along with fears about emergency vehicle access.

Number of comments: 68

Public Works Yard Usage

There is significant discourse concerning the future of the public works yard, with varied suggestions ranging from relocation to optimization within current boundaries. Some residents feel that moving the yard could allow for better integration with surrounding developments. Others stress the importance of enhancing the yard to make it more efficient and environmentally friendly, ensuring that it meets the needs of the growing community while minimizing any potential nuisances caused by its operations.

Number of comments: 45

Environmental and Creek Remediation

Waterways and green spaces remain a critical focus, with advocacy heavily leaning towards creek remediation and the preservation of existing green buffers. Many residents emphasize the need to maintain natural landscapes to buffer against urban heat, provide wildlife habitats, and preserve the aesthetic value of the community. Calls for enhanced restoration efforts of Public Works Creek reflect an overarching demand for sustainable development practices that honor historically significant natural sites.

Number of comments: 27

Financial and Economic Concerns

Fiscal responsibility is a major theme in resident feedback, with skepticism about project costs and taxpayer burden. Many express doubts about the economic viability of the proposed developments, especially concerning potential cost overruns. There's a significant belief that economic benefits and disadvantages need to be more clearly articulated, with open discussions on financing strategies, including who bears the long-term financial risks and objectives of asset management strategies.

Number of comments: 30

Public Land Use and Ownership

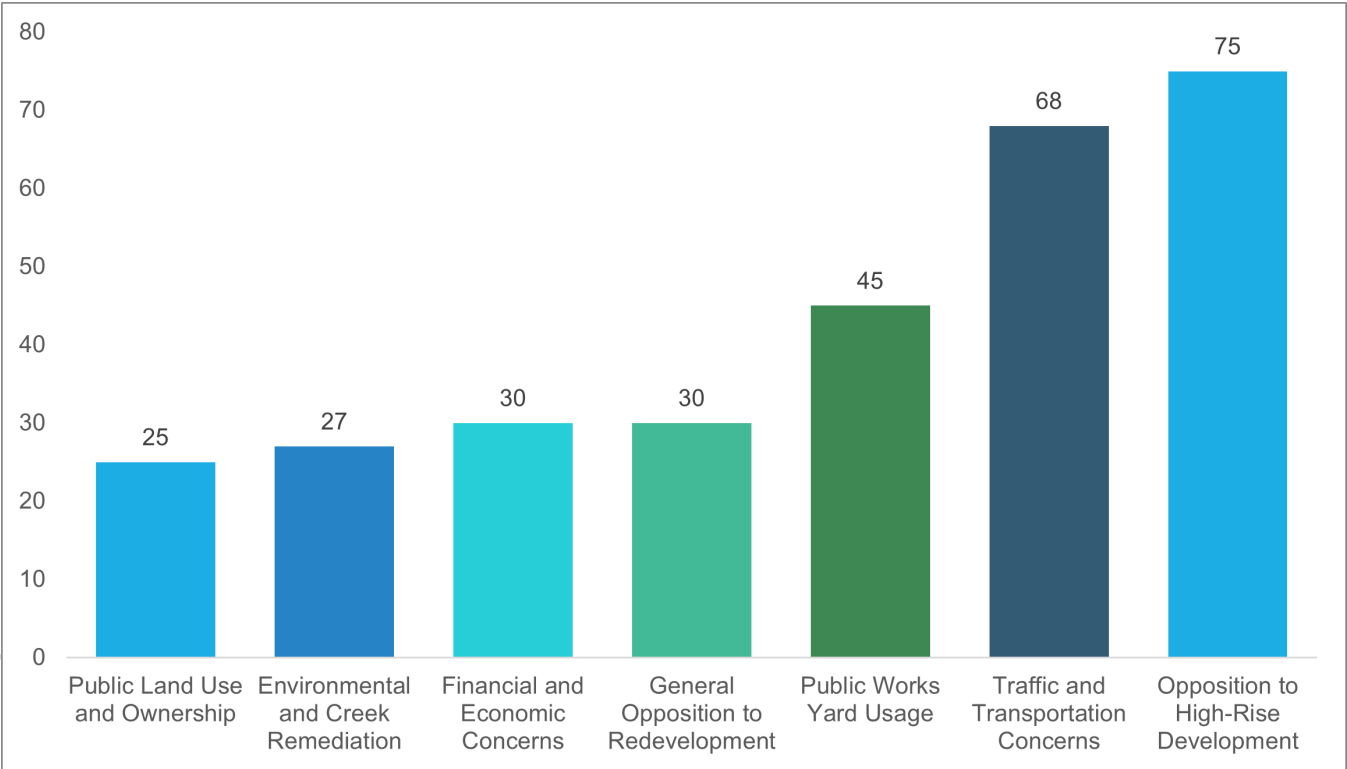
Many community members are resistant to proposals involving leasing or selling public land, urging for its conservation under municipal control. They argue that retaining strategic public lands is vital for future community-benefiting projects rather than ordering its usage guided by private interests. Discussion often includes valuing public stewardship, expressing a commitment to ensuring these lands contribute positively in socially and environmentally responsible ways.

Number of comments: 25

General Opposition to Redevelopment

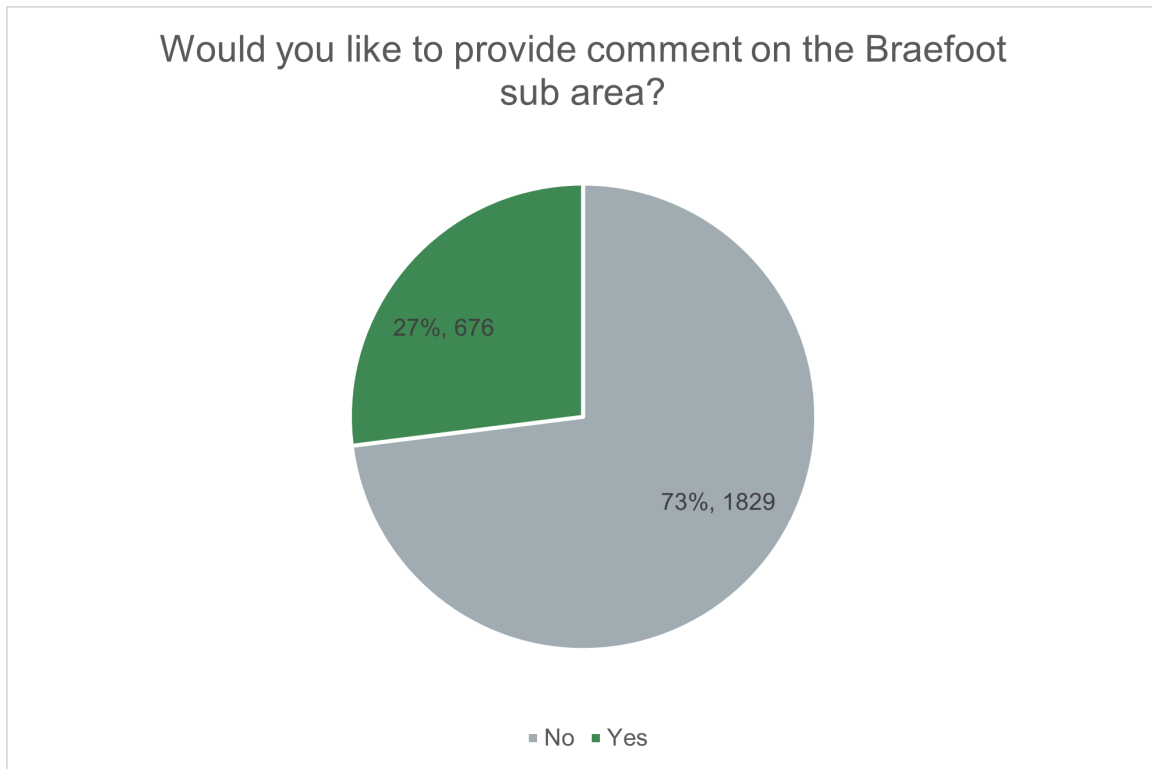
This broader opposition encapsulates skepticism toward the scale and pace of proposed redevelopment ventures. Many residents demonstrate a preference for renovations or alterations that respect and preserve the intrinsic character of neighbourhoods, highlighting a desire for slower growth aligned closely with current community needs rather than large-scale changes. Concerns include a lack of infrastructure readiness and insufficient civic engagement opportunities around decision-making processes regarding urban dynamics.

Number of comments: 30

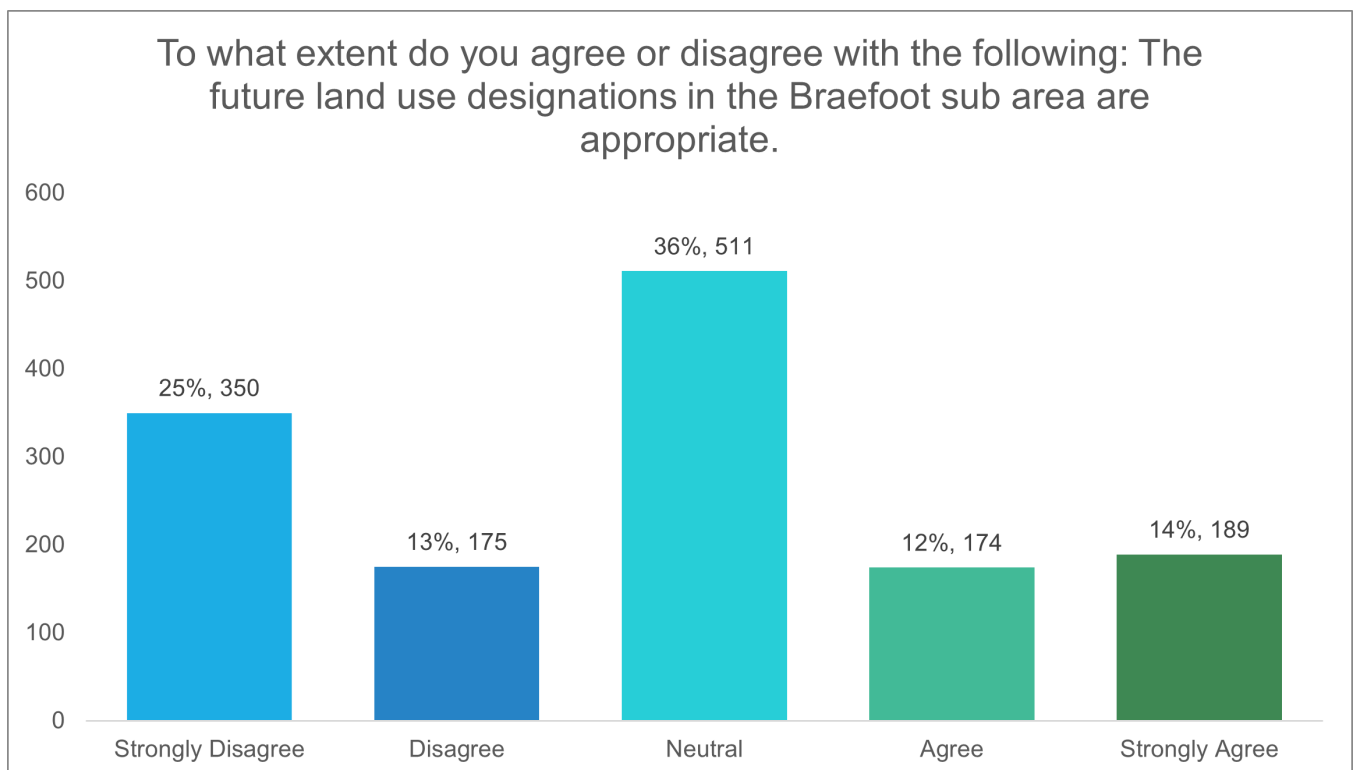


BRAEFOOT

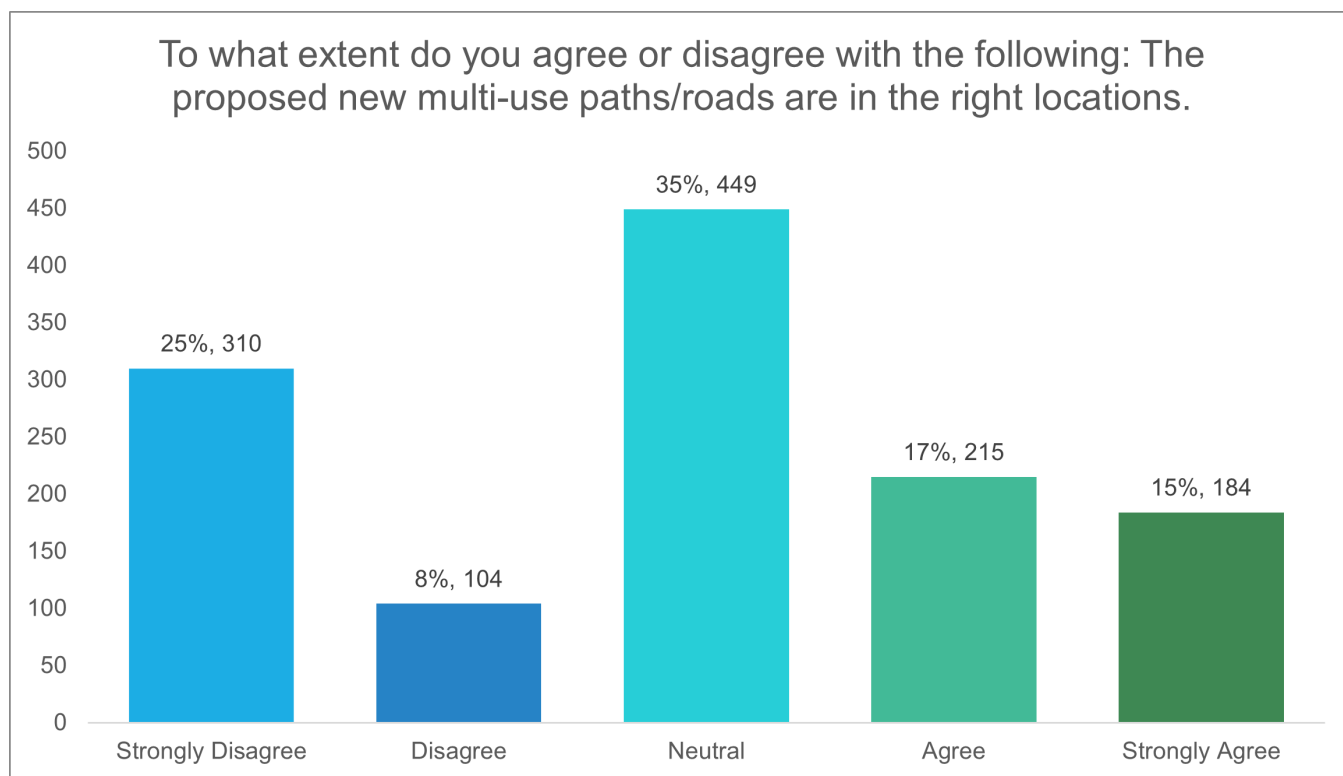
53. Would you like to provide comment on the Braefoot sub area?



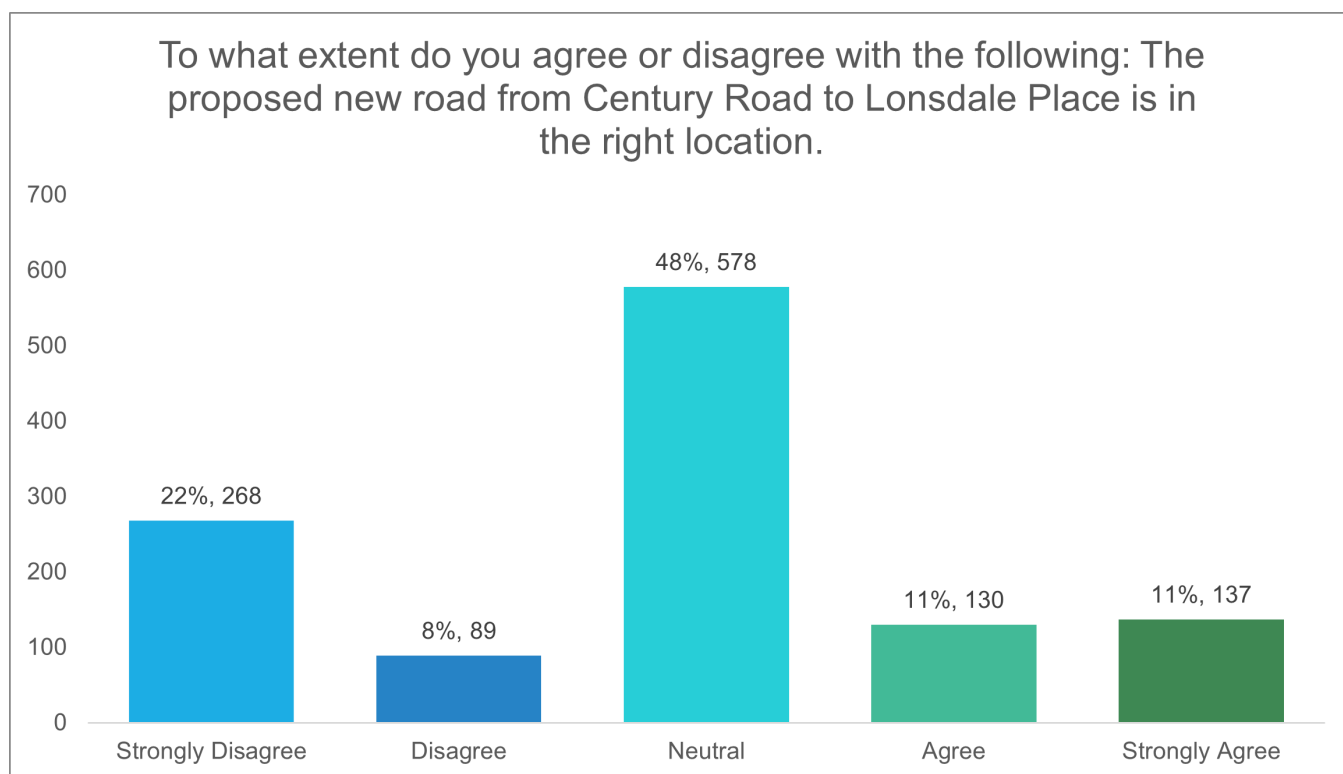
54. To what extent do you agree or disagree with the following: The future land use designations in the Braefoot sub area are appropriate.



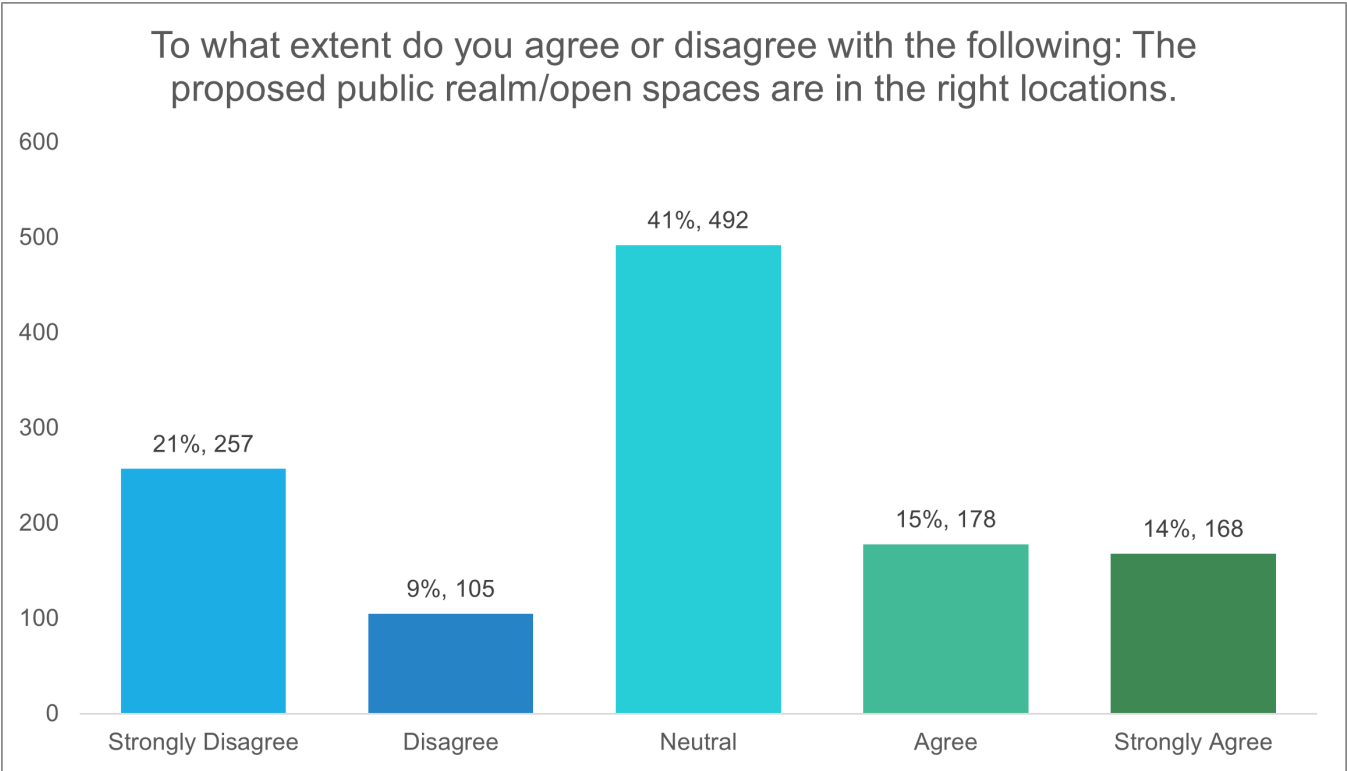
55. To what extent do you agree or disagree with the following: The proposed new multi-use paths/roads are in the right locations.



56. To what extent do you agree or disagree with the following: The proposed new road from Century Road to Lonsdale Place is in the right location.



57. To what extent do you agree or disagree with the following: The proposed public realm/open spaces are in the right locations.



58. A new Corridor Hub is planned to be introduced at Blenkinsop Road and McKenzie Avenue to provide shops and services to the local neighbourhood. Do you have any comments or specific considerations for this Hub?

Traffic and Congestion

Traffic and congestion are central concerns among the community, with a specific focus on the anticipated increase in traffic volumes and its impact on road safety and efficiency. Respondents highlight fears of bottlenecks and gridlock, particularly where major arterial roads intersect. There’s a persuasive call for maintaining or expanding the number of lanes on critical points to mitigate congestion and ensure smooth flow of traffic.

Number of comments: 82

Need and Purpose of Development

Comments questioning the necessity of new commercial or residential developments suggest a preference for maintaining current infrastructure without extensive expansions. Community members raise concerns about over-urbanization, preferring to leverage existing facilities and keep the area’s character intact. There is skepticism about the demand driving these developments, hinting at a need for clearer justification.

Number of comments: 72

Environmental Concerns and Preservation

Protecting agricultural lands and preserving natural landscapes stand out as key themes in the comments. Respondents emphasize maintaining green spaces, arguing against converting these areas into commercial developments. Such comments reflect broader community values focused on ecological balance and conservation.

Number of comments: 54

Community and Social Impact

Concerns are expressed over the social implications of new developments, particularly regarding housing displacement and potential negative impacts on community cohesion. Comments reflect fears over potential loss of long-standing neighborhoods and increased social pressures, calling for responsible urban planning that prioritizes residents' needs.

Number of comments: 55

Parking and Accessibility

Accessibility and adequate parking infrastructure are significant concerns. Community feedback underscores the importance of planning for sufficient parking to cater for increased traffic and maintaining easy access to new sites. The comments suggest that failure in this area could lead to further congestion and accessibility issues.

Number of comments: 45

Support for Development

While less frequent, supportive comments for development accentuate potential benefits such as enhanced local amenities and conveniences. Proponents of development argue for the improvements in infrastructure and the introduction of new services, reflecting a minority view ready to embrace revitalization.

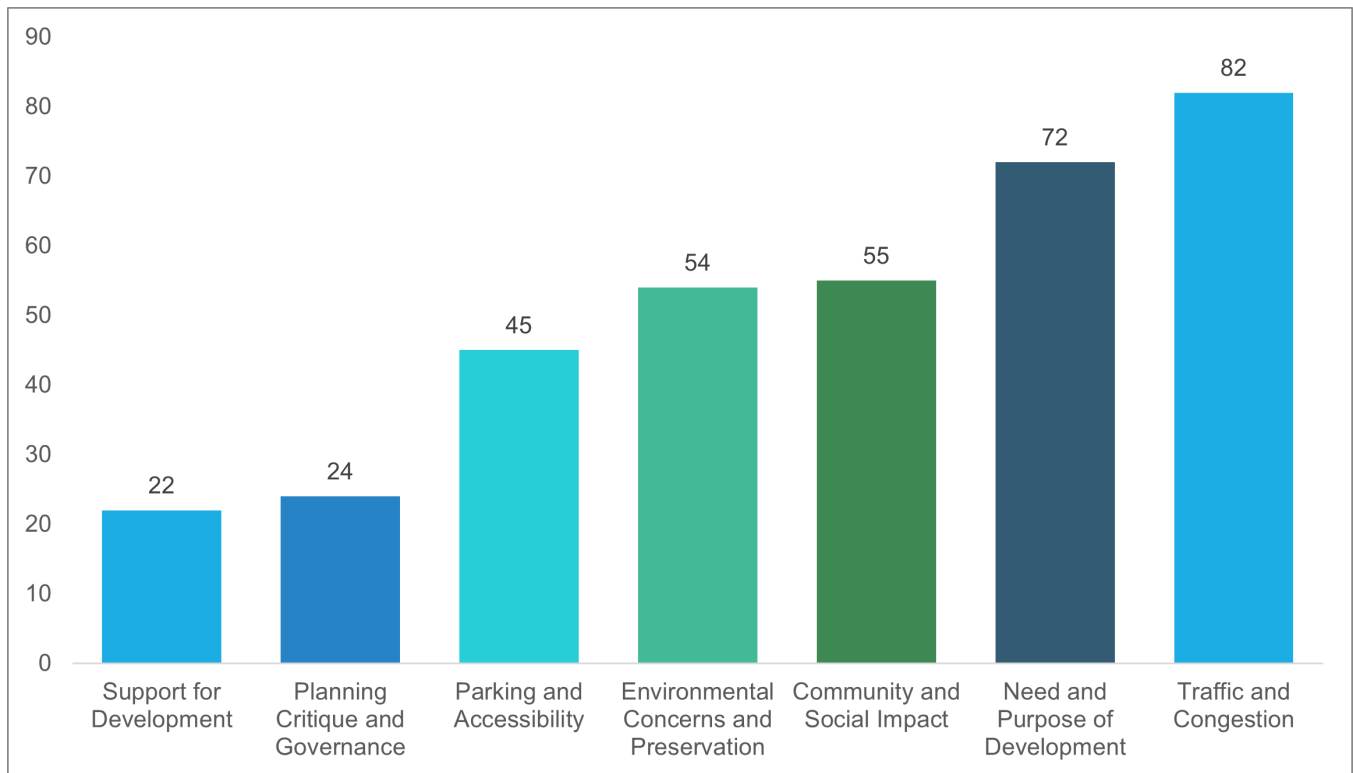
Number of comments: 22

Planning Critique and Governance

Criticism over planning decisions and governance underscores a lack of trust in the processes driving these projects. Comments express skepticism about official motivations, demand transparency and accountability, and challenge the adequacy of public consultation efforts.

Number of comments: 24





59. Is there any other feedback you would like to share with us on this sub area?

Housing and Density Concerns

The majority of comments centered on the issues of increasing housing density, with significant apprehension regarding high-density residential developments that propose the conversion of single-family neighborhoods into areas dominated by multi-unit buildings. Residents emphasized the desire to preserve the character of neighborhoods, valuing the open space and privacy afforded by traditional housing arrangements. Concerns were also raised about the impact of such density on local infrastructure, including roadways and public services, as well as fears of escalating property taxes.

Number of comments: 68

Traffic and Road Configuration

Comments addressed significant unease with proposed changes to local road systems, particularly those reducing lanes dedicated to personal vehicle traffic in favor of bus-only lanes or bicycle lanes. The fear of increased congestion is prevalent, particularly in areas already experiencing high traffic volumes during peak hours. Respondents underscored the need for comprehensive traffic studies before enacting changes, particularly highlighting intersections known for bottlenecks.

Number of comments: 61

Public Transit and Active Transportation

There was a balance of comments supportive of enhancing public transit and active transportation corridors, contrasted by those critical of current deficiencies in service. Advocates pointed toward increasing frequency and reliability of bus routes and developing safe interconnected networks of biking and walking paths. Critics, however, detailed present inadequacies such as limited service areas and schedules that do not accommodate commuting needs efficiently.

Number of comments: 50

Environmental and Green Space Preservation

Numerous comments outlined the necessity of protecting existing green spaces, agriculture-rich zones, and mature tree flora. Residents voiced concerns that increasing urban sprawl could threaten these valuable environmental and recreational resources. Maintaining urban tree canopy coverage, limiting development on environmentally sensitive lands, and preserving public parks are notable issues emphasized in responses. Further advocacy included the development of new park space in conjunction with population growth.

Number of comments: 15

Community and Livability

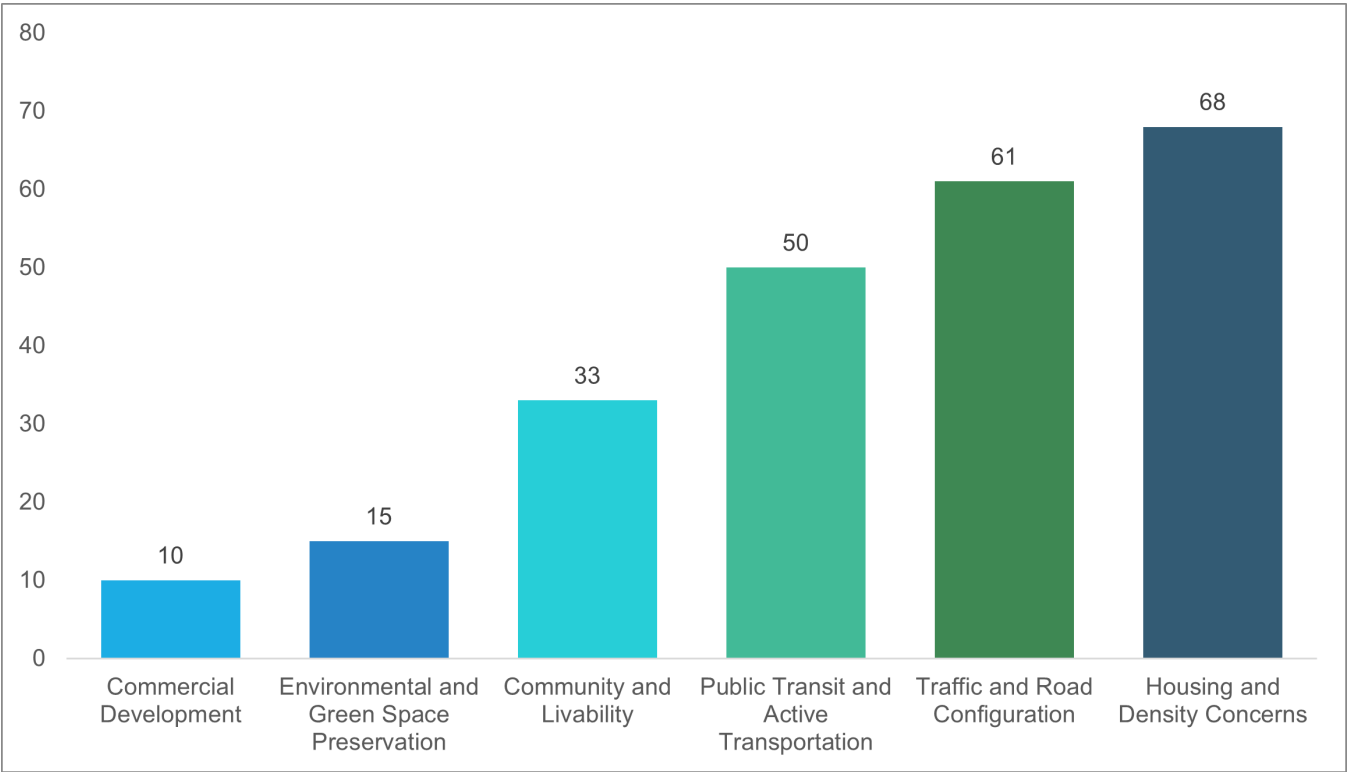
Residents expressed trepidation about maintaining the area’s core community values and livability amidst rapid urban expansion. Importance was placed on retaining the historical, aesthetic, and social fabric of neighborhoods, including architectural integrity and community-driven events and spaces. There was mention of the stress that high-density urban planning could place on communal resources and the resultant potential decline in quality of life. Strategies such as zoning laws, controlled building heights, and integrating residential needs within urban planning were suggested for maintaining community integrity.

Number of comments: 33

Commercial Development

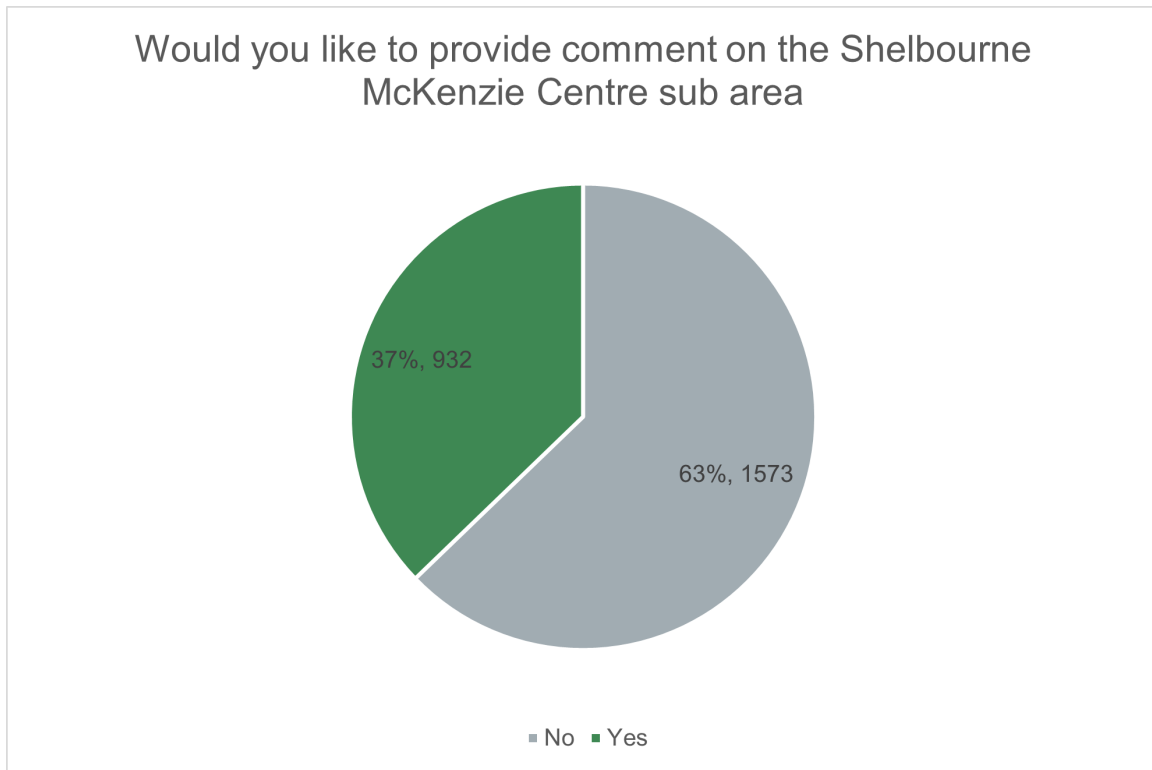
Commentary on commercial development generally advised caution against unchecked retail or office space expansion, noting that overextension could lead to high vacancy rates or detract from local small business vibrancy. Recommendations included contained growth within established commercial sectors, promoting mixed-use development to integrate commercial requirements with residential and local cultural needs, and considering broader economic impacts of new commercial vs. residential zoning decisions.

Number of comments: 10

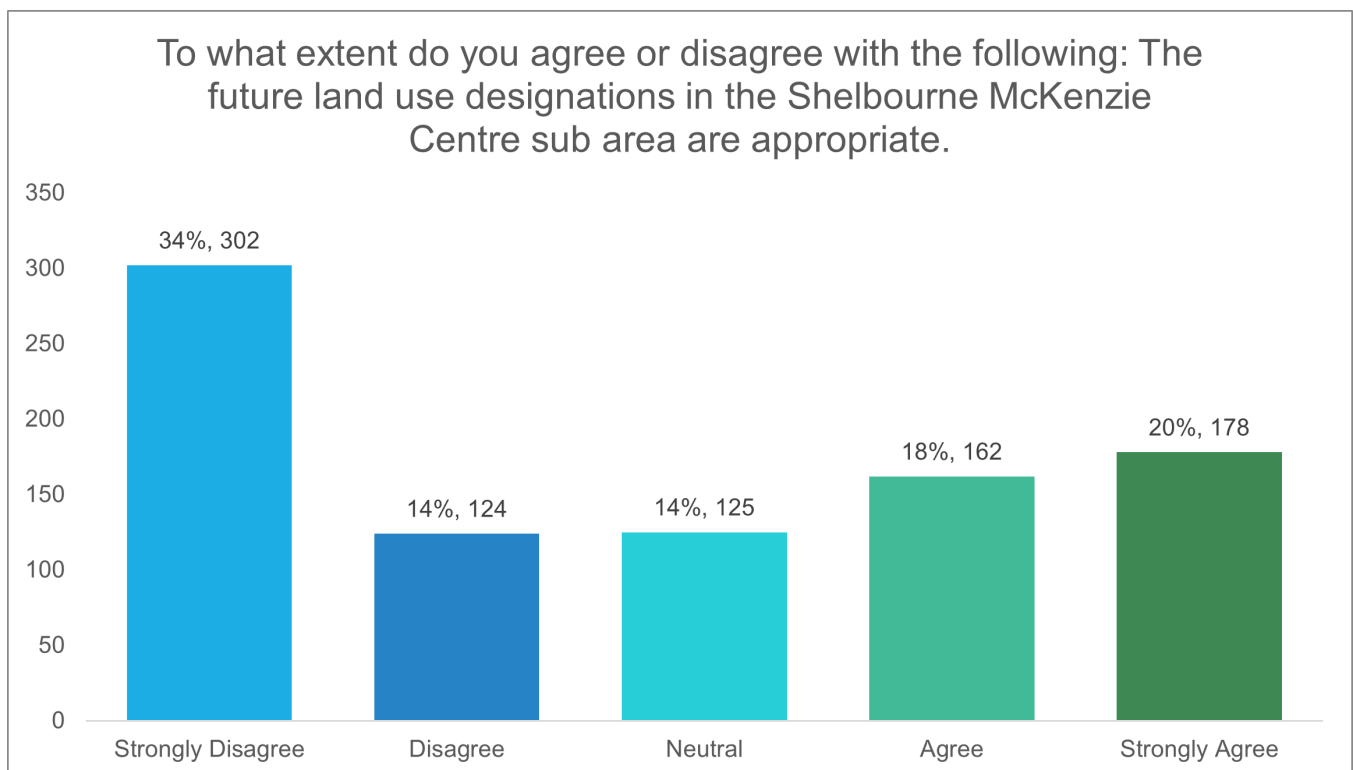


SHELBOURNE MCKENZIE CENTRE

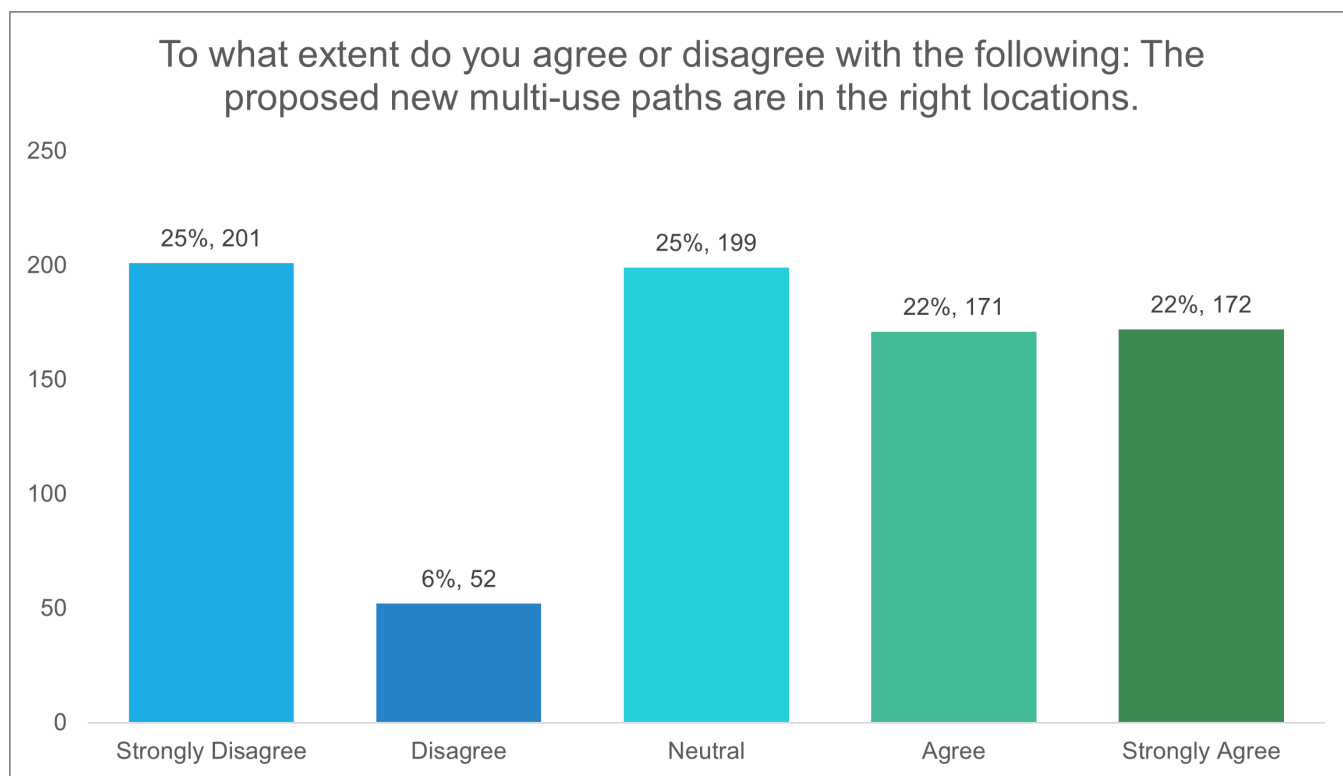
60. Would you like to provide comment on the Shelbourne McKenzie Centre sub area?



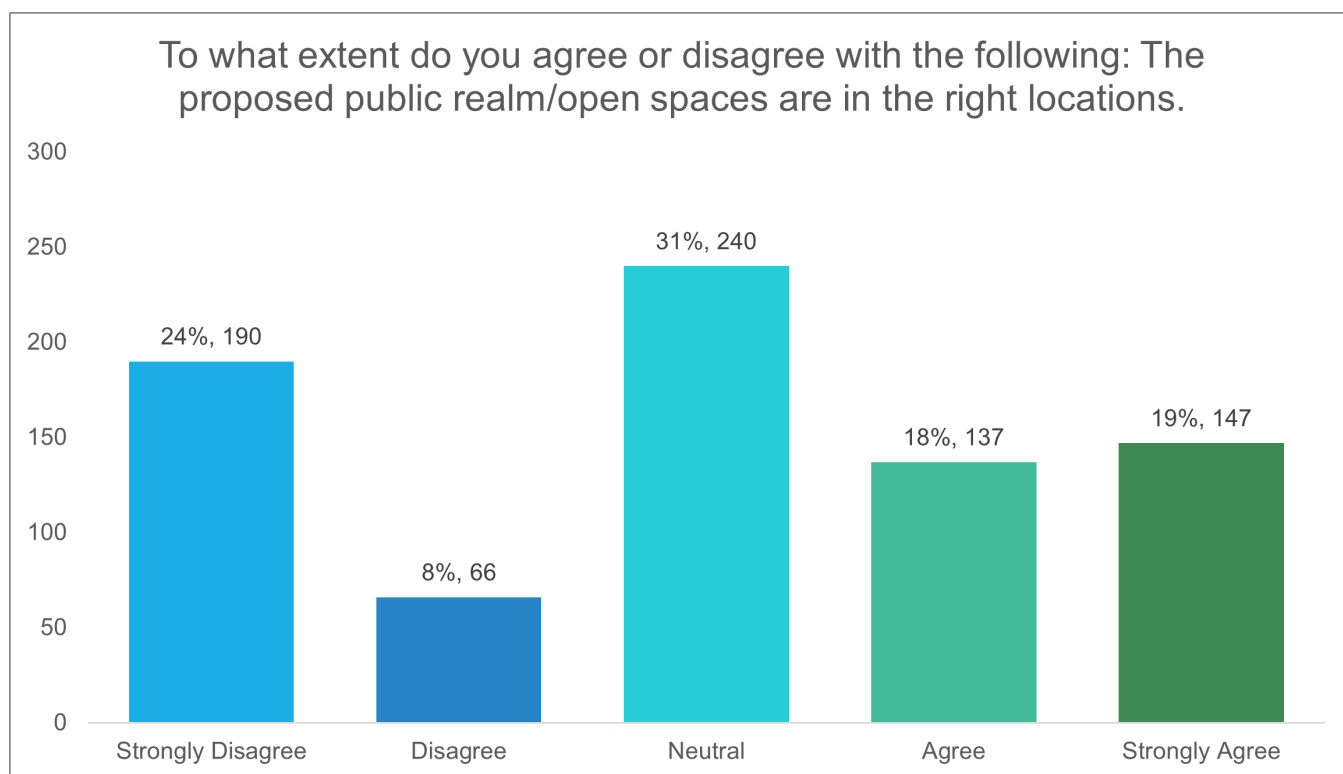
61. To what extent do you agree or disagree with the following: The future land use designations in the Shelbourne McKenzie Centre sub area are appropriate.



62. To what extent do you agree or disagree with the following: The proposed new multi-use paths are in the right locations.



63. To what extent do you agree or disagree with the following: The proposed public realm/open spaces are in the right locations.



64. Is there any other feedback you would like to share with us on this sub area?

Traffic Concerns

Traffic concerns were the most frequently raised issue, with comments highlighting worries about increased congestion, potential safety hazards for pedestrians, and the already strained current infrastructure. Many residents emphasized the need for more studies on traffic flow and its management, suggesting better urban planning approaches to minimize vehicular bottlenecks.

Number of comments: 121

Density and Building Height Concerns

Density and building height surfaced as significant topics, with comments expressing fears about overcrowding and its effects on the community's skyline. Residents are apprehensive about potential pressure on amenities and the character of the area changing. Suggestions were made for grading building heights according to neighborhood plans ensuring adequate sunlight and privacy.

Number of comments: 79

Parking and Vehicle Access

Parking and vehicle access issues were cited as potential problems, particularly with new developments. Concerns referred to insufficient parking provisions which could lead to challenges in vehicle movement and parking spillover into nearby residential areas. Stricter city policies and innovative parking solutions were suggested to alleviate these issues.

Number of comments: 33

Public Space and Green Areas

The need for maintaining and expanding public space and green areas was a common theme. Residents voiced concern over the loss of recreational spaces and emphasized the importance of parks and gardens in enhancing urban livability. Calls were made for incorporating green roofs, community gardens, and preserving existing trees and natural surroundings in city planning.

Number of comments: 39

Cycling and Pathways Infrastructure

Feedback on cycling and pathways infrastructure highlighted the desire for improved cycling lanes and pedestrian pathways. Participants sought safer, clearly marked, and well-integrated paths to encourage eco-friendly transportation modes and reduce traffic burden. Potential initiatives include dedicated cycle lanes and enhanced crossing points.

Number of comments: 28

Community and Neighborhood Impact

Comments stressed the potential impact on community and neighborhood identity due to rapid urban changes. Concerns were expressed regarding resident displacement, cultural shifts, and the loss of historical character. Many suggested more inclusive consultations and plans that enhance communal culture and support existing residents.

Number of comments: 45

Public Transit and Accessibility

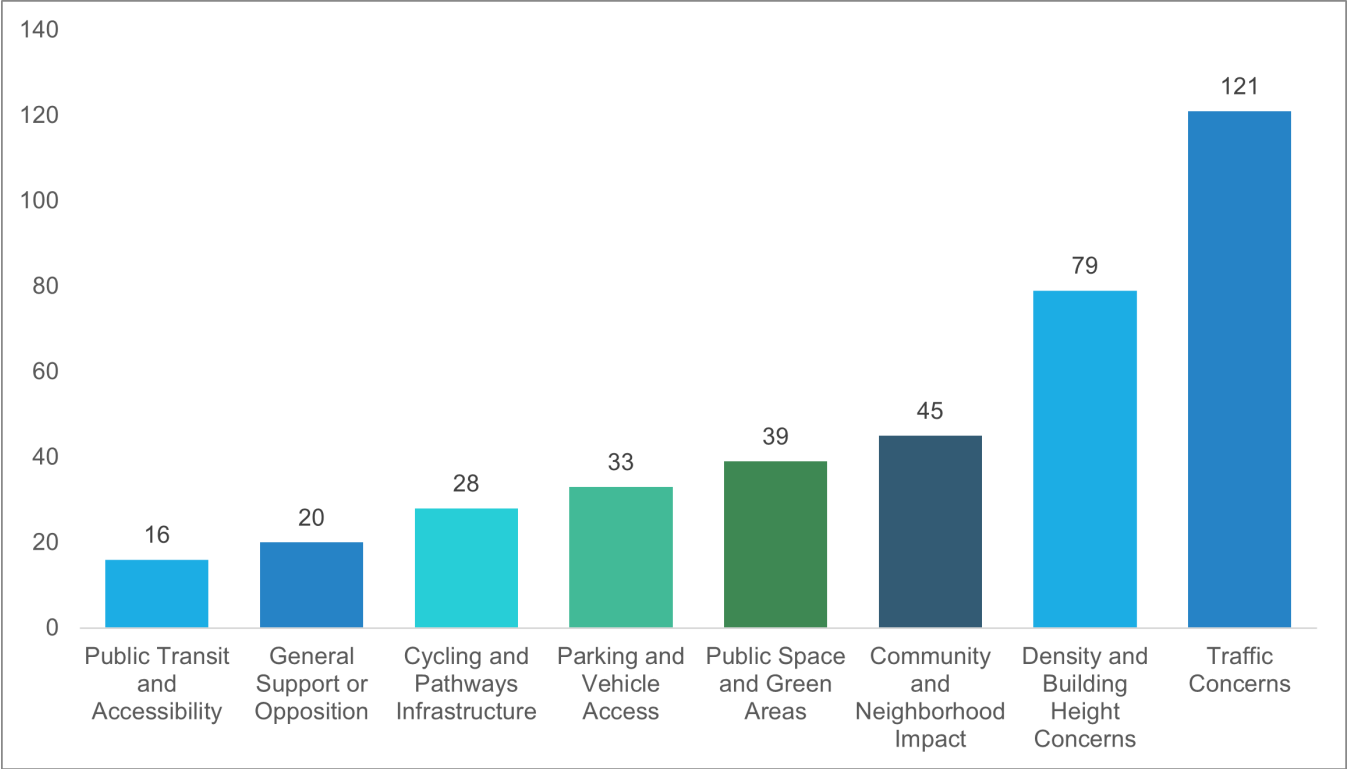
Concerns about public transit and accessibility noted the current limitations in transport options and potential emphasis on integrating new systems into developing parts of the district. Additional bus lines and improved service frequencies were suggested, alongside calls for emphasis on disabled access in public facilities.

Number of comments: 16

General Support or Opposition

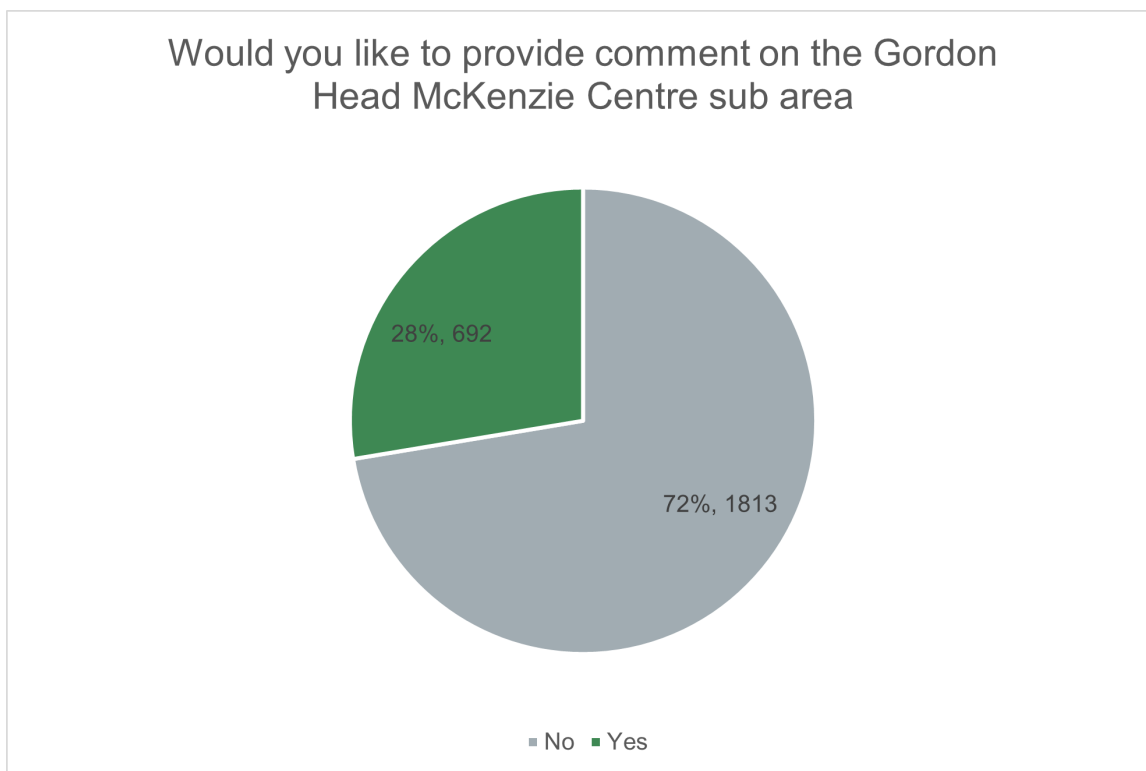
There was a spectrum of general support or opposition to development plans, with some residents welcoming the change and potential economic uplift, while others remained sceptical of unplanned growth and possible adverse impacts. Higher engagement in decision-making was advised to align development more closely with residents' visions.

Number of comments: 20

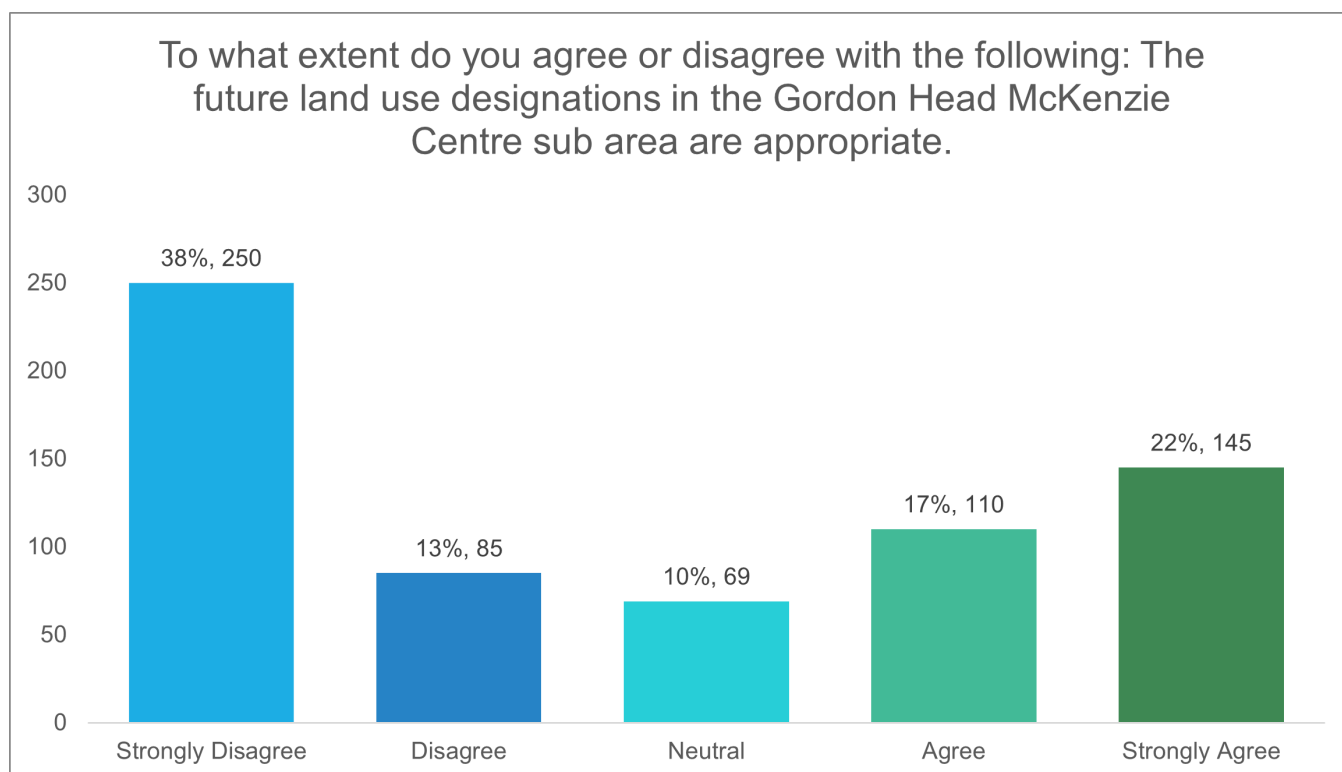


GORDON HEAD MCKENZIE CENTRE

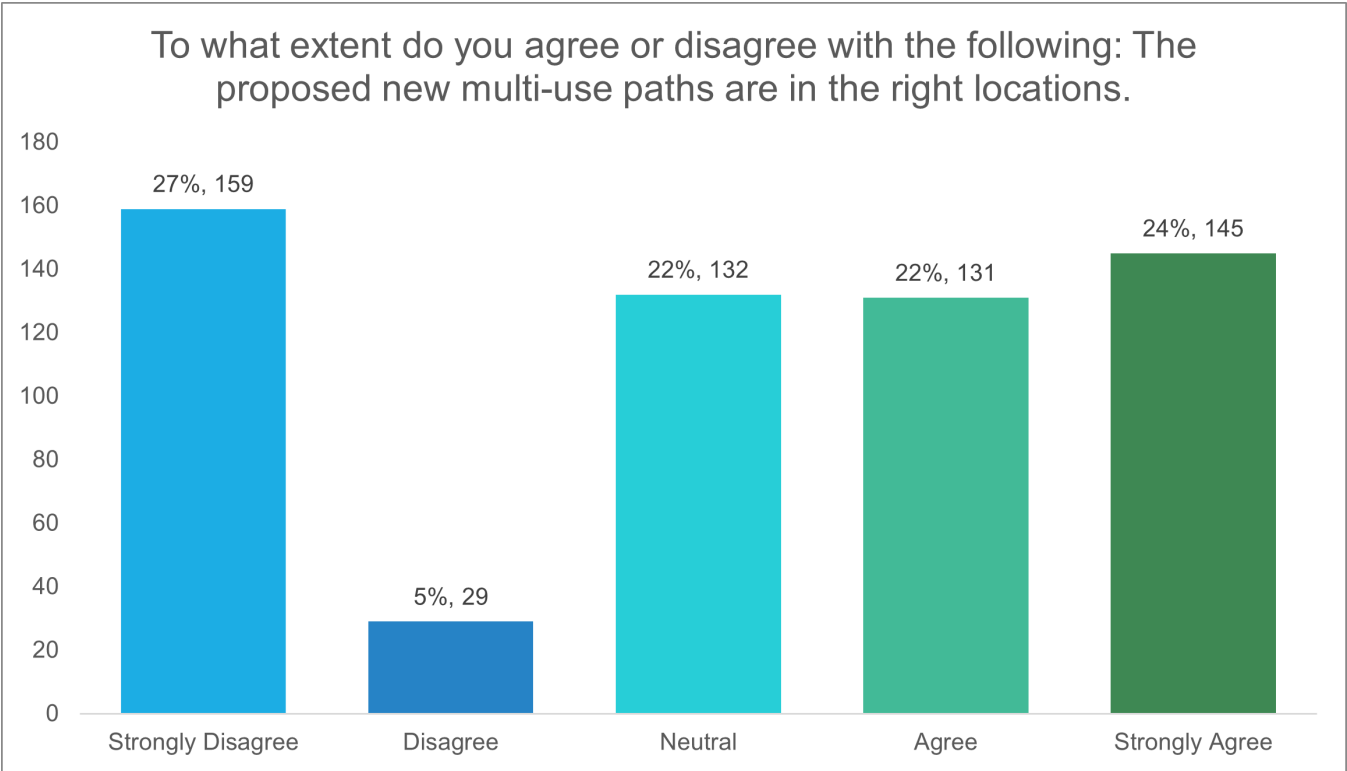
65. Would you like to provide comment on the Gordon Head McKenzie Centre sub area?



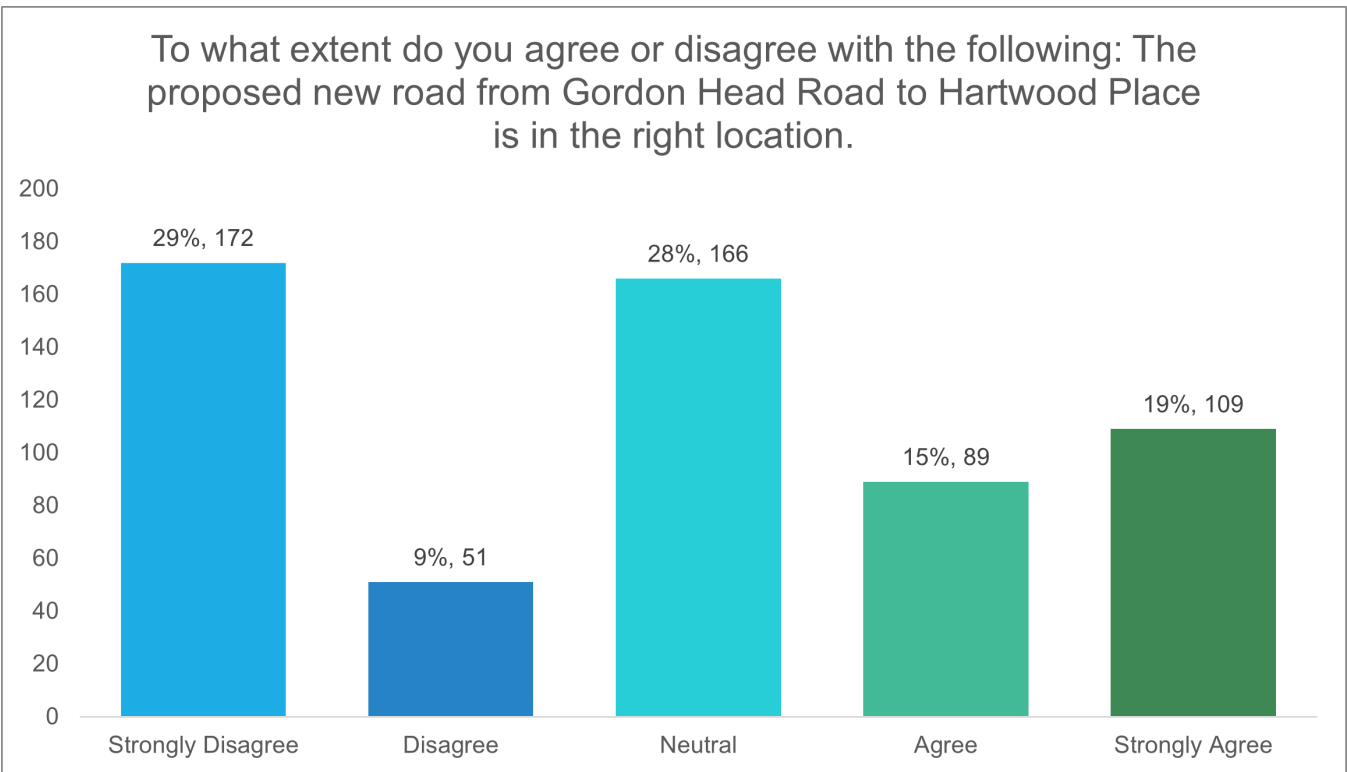
66. To what extent do you agree or disagree with the following: The future land use designations in the Gordon Head McKenzie Centre sub area are appropriate.



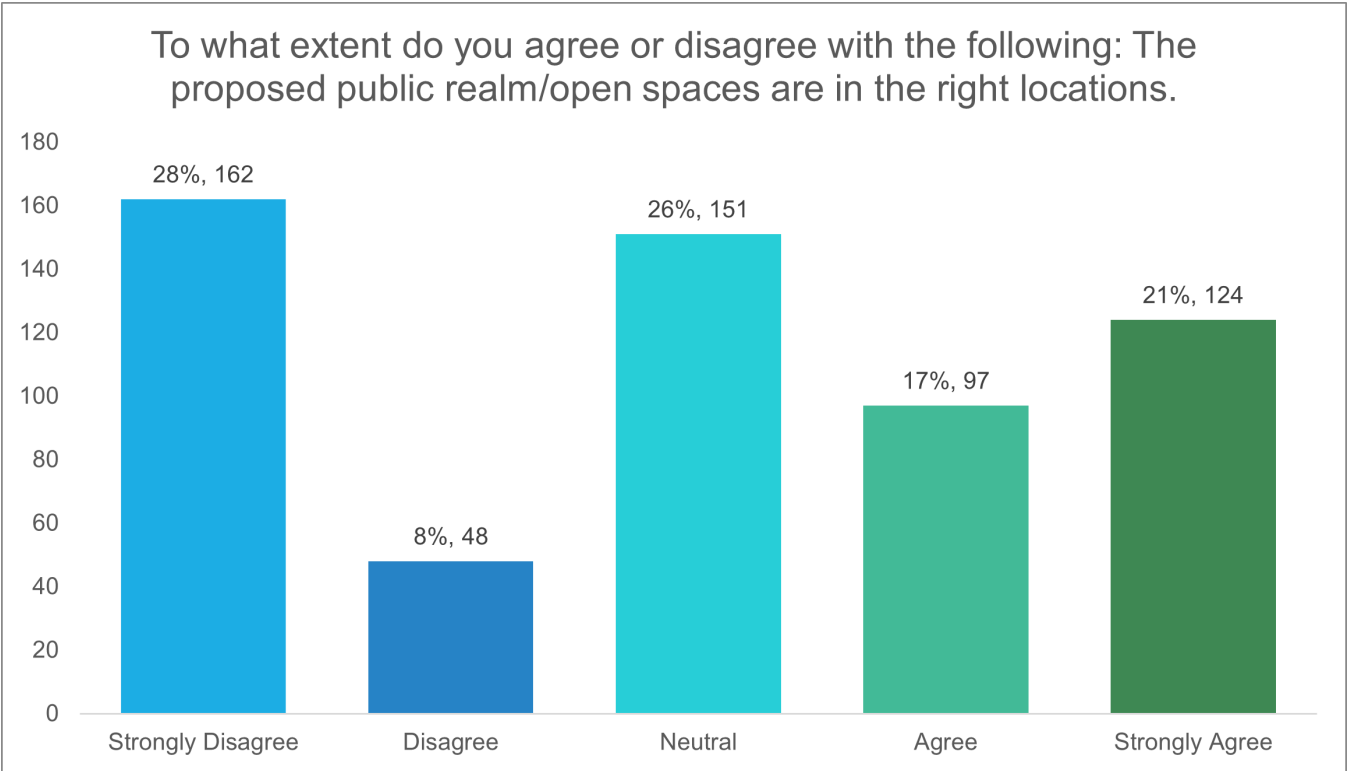
67. To what extent do you agree or disagree with the following: The proposed new multi-use paths are in the right locations.



68. To what extent do you agree or disagree with the following: The proposed new road from Gordon Head Road to Hartwood Place is in the right location.



69. To what extent do you agree or disagree with the following: The proposed public realm/open spaces are in the right locations.



70. A Special Site designation has been applied to the Ian Stewart/Velox/Fire Station #3 properties to ensure redevelopment meets community goals. Do you have any comments on the following redevelopment objectives for the GHMC-1 Special Site (Ian Stewart/Velox/Firehall #3)?

Traffic and Congestion

This theme received substantial attention and revolves around concerns of exacerbated traffic issues, largely due to potential increase in municipal density. Many comments underlined the necessity of maintaining current vehicle lanes on critical roads such as McKenzie Avenue, along with an advocacy for improving the existing traffic infrastructure. There is skepticism about whether the enhancement of pedestrian and cycling facilities would meaningfully alleviate the vehicular traffic burden. Overall, the sentiment reflects apprehension over congestion and its ripple effects on daily commutes.

Number of comments: 29

Housing and Density

The debate under this theme focuses on the prudence of increased housing density, showing diverse opinions. Comments range from resistance to large-scale high-rise developments to advocating moderate density increases targeted mainly at transient populations like students and staff from UVic. This theme also brings to fore concerns over housing density integration with the existing infrastructure, aesthetically and logistically. The discussion highlights a community preference toward maintaining neighborhood character while accommodating growth.

Number of comments: 24

Public and Recreational Facilities

There is strong advocacy within this theme for public investment in recreational infrastructure. Residents express significant interest in facilities such as ice rinks and swimming pools, pointing towards a perceived lack or need for enhancement in recreation options. The sentiment also includes a nostalgic call for maintaining or replacing existing complexes, such as the Ian Stewart complex, with modern equivalent facilities catering to varied community needs.

Number of comments: 24

Fire and Emergency Services

Comments emphasize needs pertaining to fire and emergency services, focusing on response times impacted by congestion. A common thread within this theme concerns the ability of current emergency services to adapt to increasing service demands following urban development. Suggestions include infrastructure improvements, like accommodating Euro-style smaller fire trucks that can navigate crowded urban terrains efficiently.

Number of comments: 18

Environmental and Community Impact

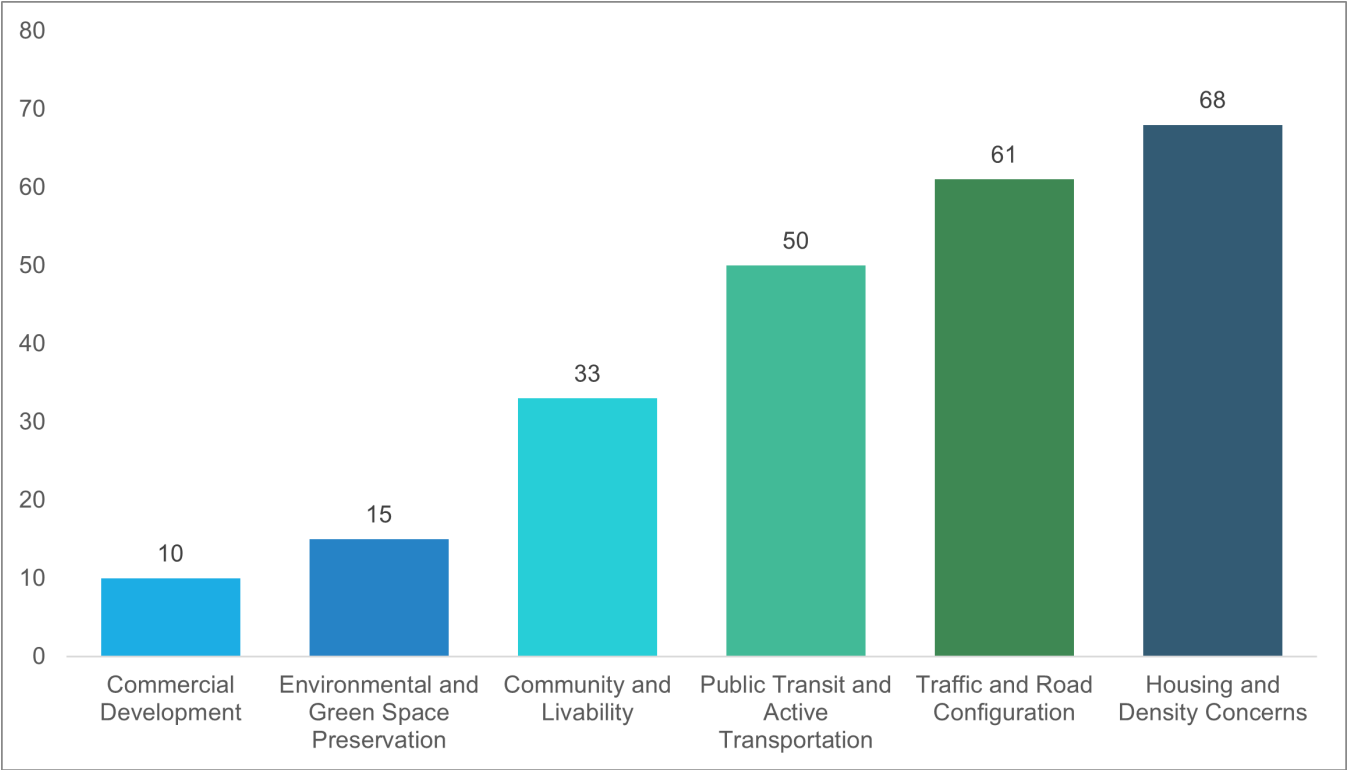
Environmental concerns are notably underscored in this theme with comments urging the retention and integration of green spaces into urban expansion plans. These comments reflect a broader community insistence on balancing new developments with sustainable practices that preserve local ecosystems. Underlying this is the apprehension around losing natural landscapes to urban sprawl, and a call for ecological considerations to guide planning.

Total comments: 13

General Urban Planning and Development Opinions

General opinions reveal a skepticism toward modern urban planning concepts like the ‘15-minute city’. Mistrust seems rooted in an apprehension that such ideas may primarily cater to developer interests rather than community welfare. Comments resonate with a plea for genuine engagement and consideration of community interests against the push for profit-driven development projects. Overall, it underscores a desire for transparent and accountable urban development policies.

Number of comments: 21



71. Is there any other feedback you would like to share with us on this sub area?

Traffic and Road Infrastructure

Comments reflect substantial concern over the current and future state of traffic flow and road infrastructure in Saanich. Many residents mentioned ongoing congestion issues, particularly in areas surrounding schools, which are exacerbated by new developments and lane reductions. The community expresses a desire for comprehensive traffic studies to better understand and mitigate these issues, especially before further high-density projects commence. There is also talk of improving traffic signal optimization and potentially increasing public road maintenance budgets to support enhancements.

Number of comments: 40

Housing and Density

The local populace demonstrates strong opposition to high-rise developments, citing concerns over the loss of community character and inadequate infrastructure to support such density increases. There is a prevalent call for alternative housing forms that align more closely with existing neighborhood aesthetics and practical demands, such as townhouses or low-rise apartments. Housing affordability adds another layer of complexity, with concerns over both mortgage loads for new homeowners and rental prices that continue to climb, pushing out long-standing residents or students.

Number of comments: 35

Public Transportation and Cycling

Feedback on public transportation infrastructure and cycling options varies, with many supporting the need for sustainable travel methods. However, the operational efficiency and layout interaction with existing automobile routes require careful planning. Residents have raised concerns about safety on newly implemented bike lanes and how public transport routes are being integrated with housing projects, underlining the requirement for a comprehensive transit-oriented development strategy that incorporates extensive public consultations.

Number of comments: 25

Environmental and Community Impact

Environmental sustainability lies at the heart of community concerns amid escalating urban development. Comments convey trepidation regarding the loss of green spaces, wildlife habitats, and natural landmarks as areas undergo significant construction transformations. Residents stress the need for responsible urban planning that prioritizes the preservation of ecological integrity and cultural heritage, alongside potential development. They champion projects that incorporate sustainable building practices and emphasize green corridors.

Number of comments: 20

Public Services and Amenities

Amid the anticipation of population growth spurred by new residential development schemes, there's a palpable demand for new infrastructure and public amenities. Residents have expressed a marked gap in school capacities, medical services, and recreational facilities. Enhancing these services is seen as crucial to accommodate the burgeoning communities without compromising on service quality. Proposals have suggested increased investments in local schools and medical centers, balanced by innovative recreational solutions.

Number of comments: 19

Economic Concerns

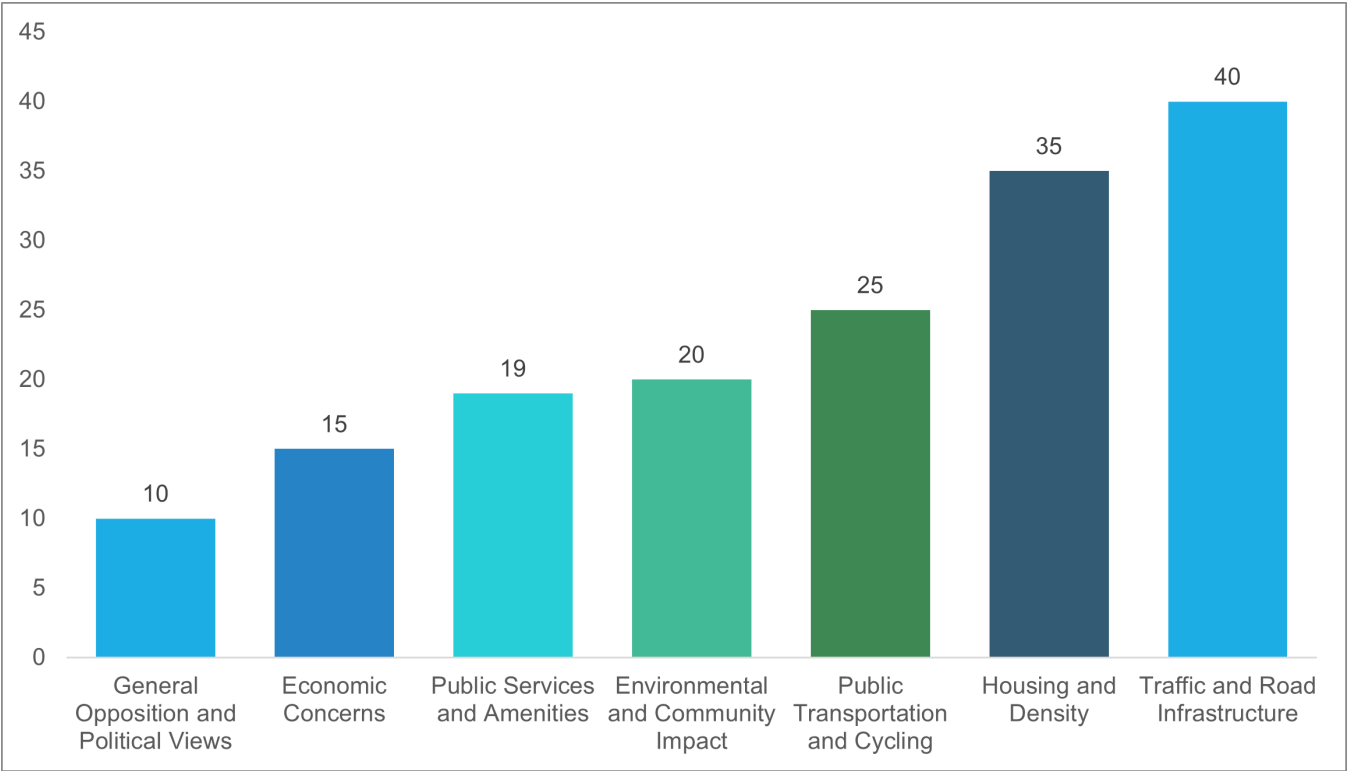
Economic implications, particularly those involving taxpayer contributions to civic projects, have drawn significant attention. The community demands transparency about the costs and funding sources for these large-scale projects, conveying concerns about potential tax hikes or budget deficits. There is a desire for thorough economic impact assessments and cost-benefit analyses to be made publicly available, allowing residents to gauge the fiscal prudence of proposed city planning initiatives.

Number of comments: 15

General Opposition and Political Views

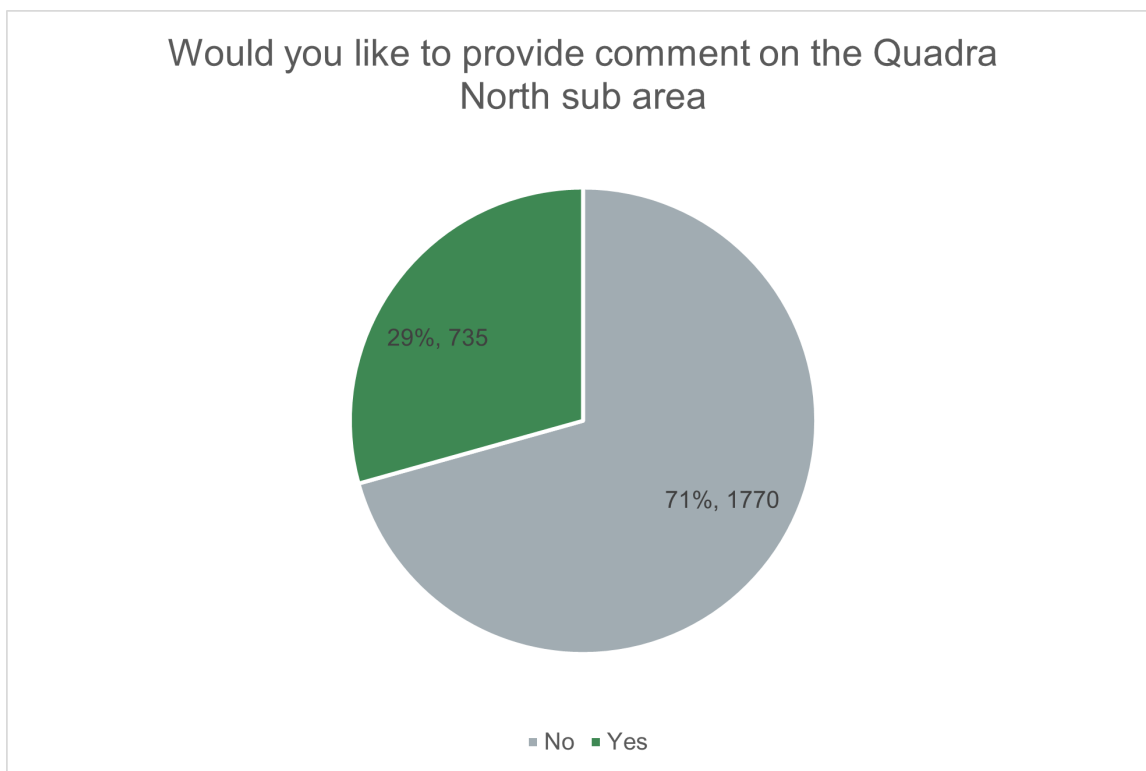
A section of the community clearly voices opposition to progressive urban concepts such as the ‘15-minute city’, which aim for self-sufficient neighborhoods. There is skepticism about whether these plans serve the local populace’s best interests. Critics urge for increased autonomy in local governance as opposed to broad centralized planning strategies that may overlook local nuances, suggesting direct impact consultations or referenda.

Number of comments: 10

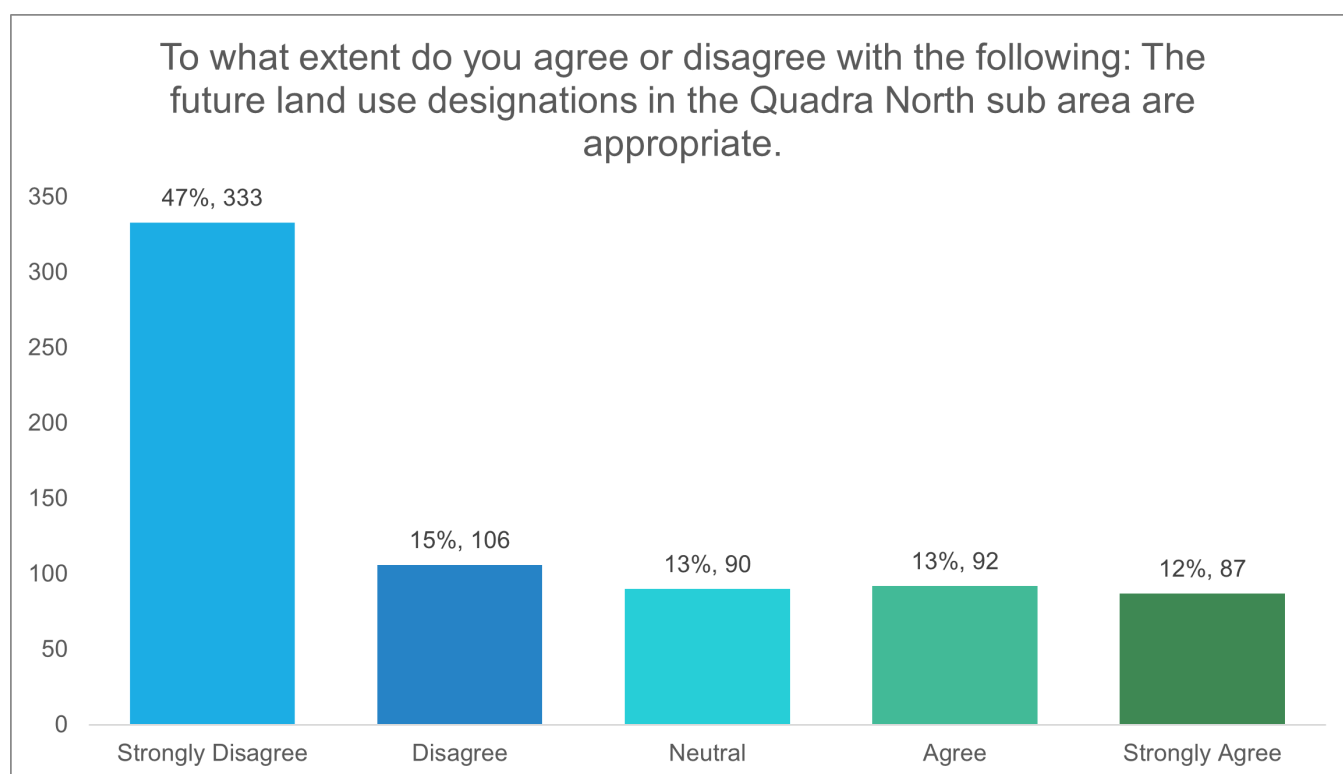


QUADRA NORTH

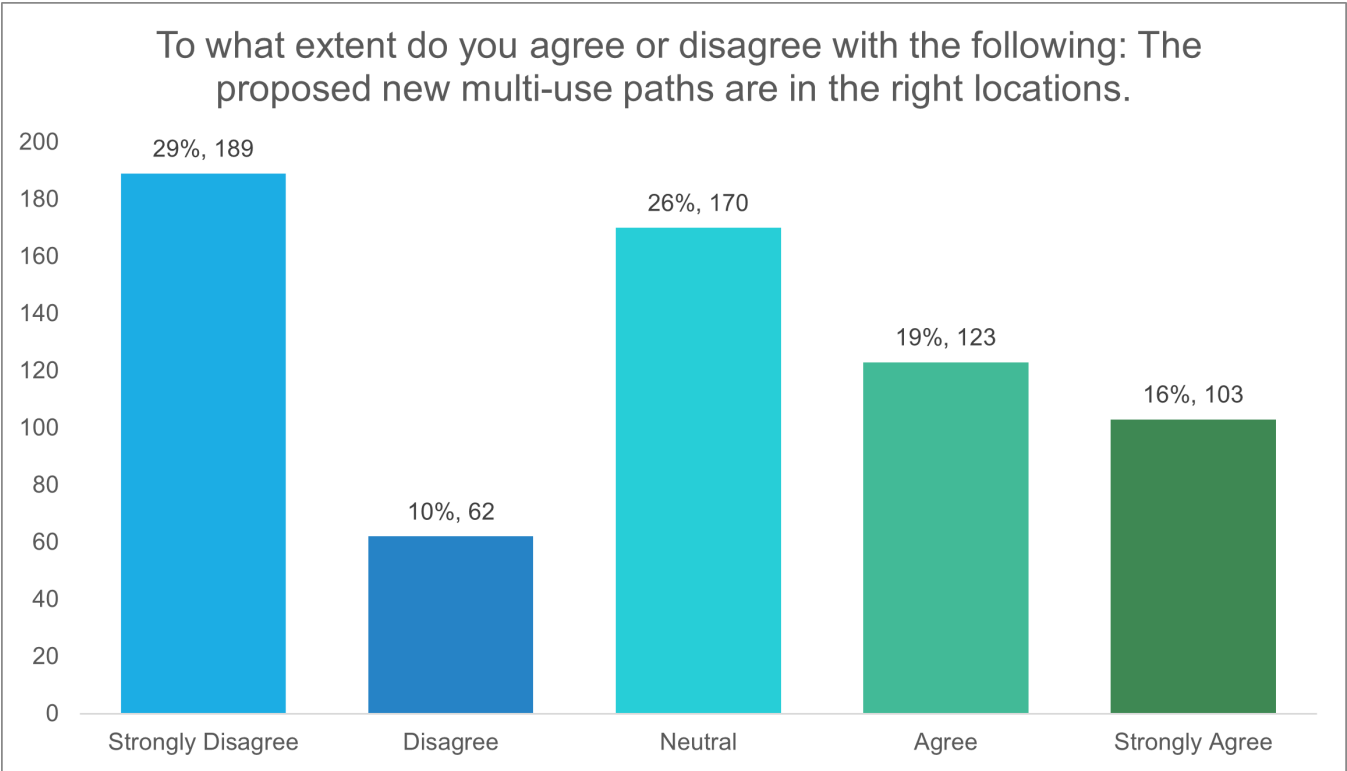
72. Would you like to provide comment on the Quadra North Sub Area?



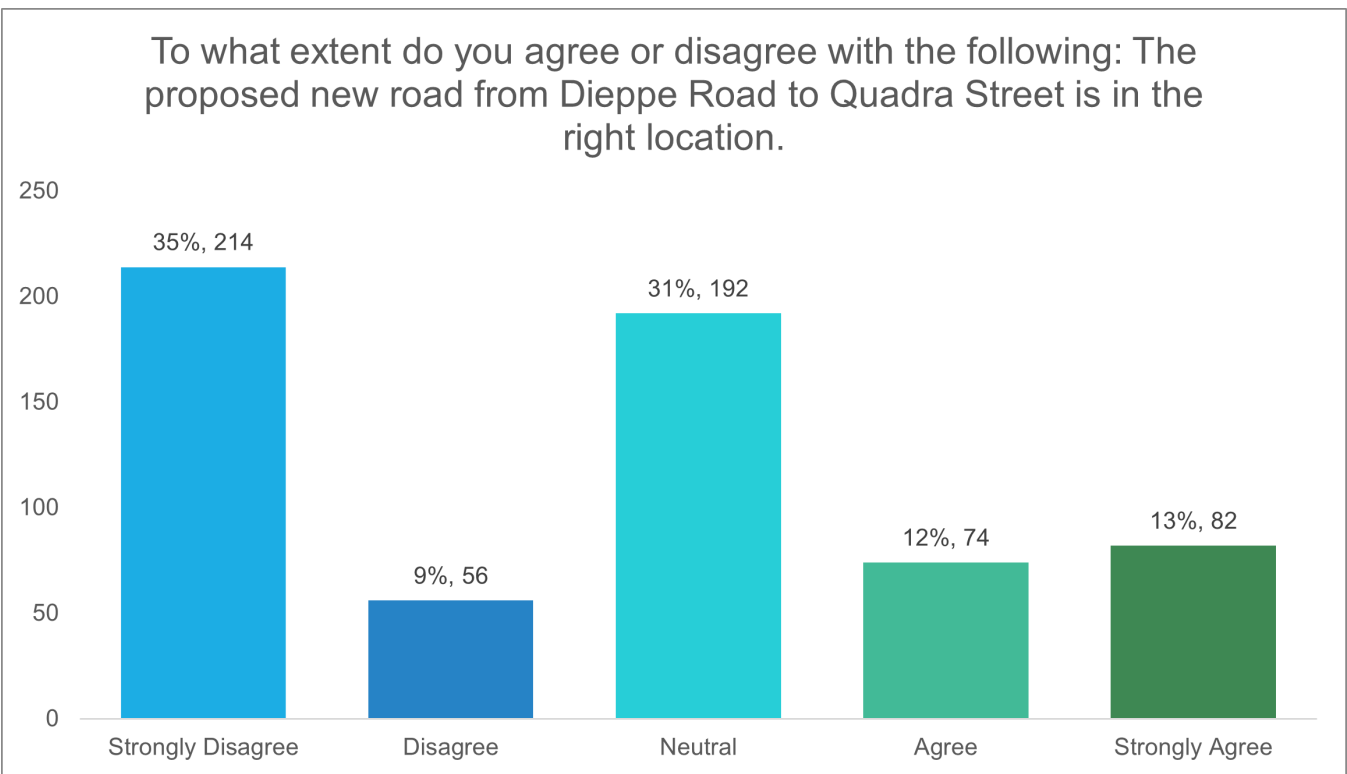
73. To what extent do you agree or disagree with the following: The future land use designations in the Quadra North sub area are appropriate.



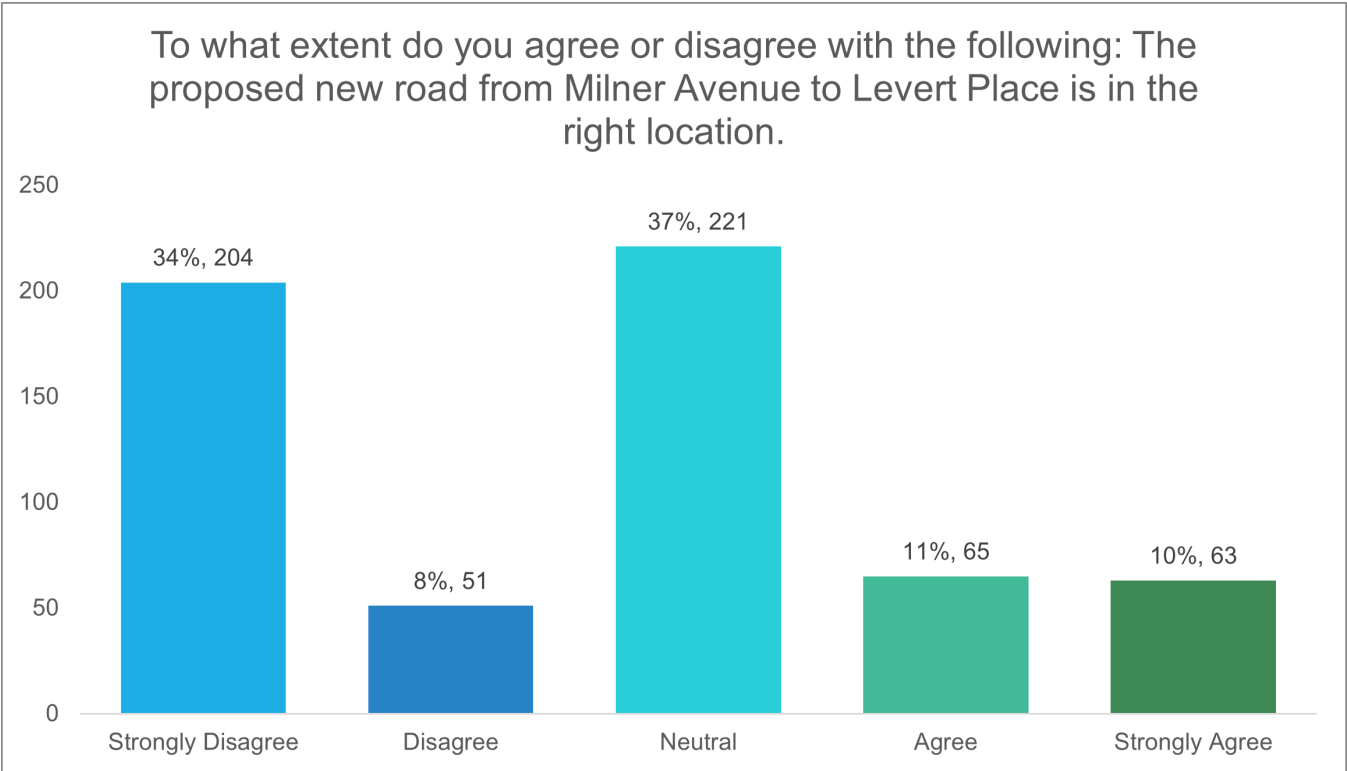
74. To what extent do you agree or disagree with the following: The proposed new multi-use paths are in the right locations.



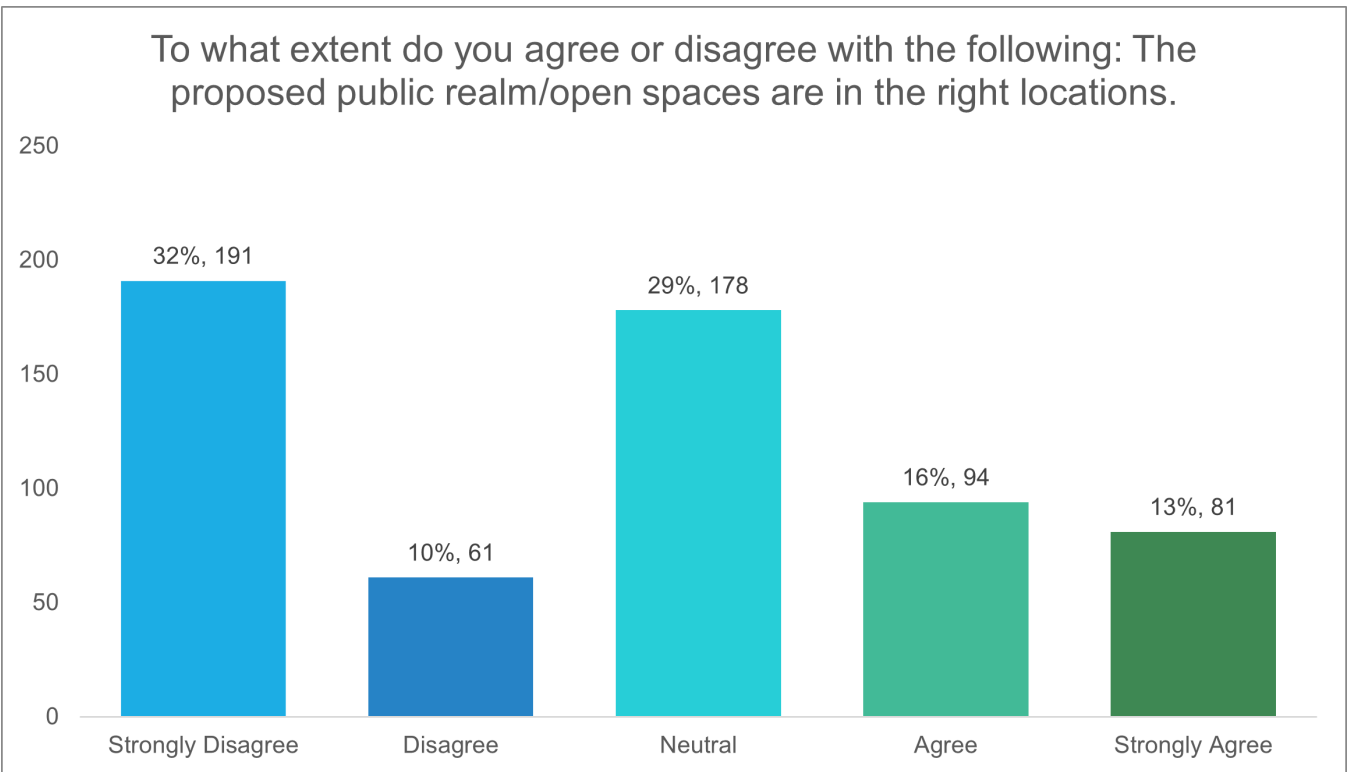
75. To what extent do you agree or disagree with the following: The proposed new road from Dieppe Road to Quadra Street is in the right location.



76. To what extent do you agree or disagree with the following: The proposed new road from Milner Avenue to Levert Place is in the right location.



77. To what extent do you agree or disagree with the following: The proposed public realm/open spaces are in the right locations.



78. Two special sites have been identified for the Quadra North sub area (QN-1 and QN-2) to prioritize the protection of sensitive ecosystems and heritage buildings (QN-1 only). Do you have any comments about these special sites?

Protection of Sensitive Ecosystems

The commentary reflects a profound community concern for the maintenance and protection of the Garry Oak ecosystems and other sensitive ecological areas around Quadra Street and Christmas Hill. There is a strong collective voice advocating against developments that threaten these habitats, emphasizing the need for conservation and sustainable practices. The community values the environmental heritage and believes in safeguarding these spaces for future generations, advocating potentially for local policy adjustments favoring environmental conservation.

Number of comments: 45

Heritage Building Preservation

There is a conflicting view in the community regarding the preservation or restructuring of heritage buildings. Some support maintaining these structures due to their historical and cultural significance, suggesting adaptive reuse strategies, while others argue for modernization and economic use of the land space. The discourse encourages a structured evaluation of heritage value versus contemporary needs, highlighting a potential policy need for a balanced development approach accommodating both perspectives.

Number of comments: 25

Opposition to High-Density Development

Significant resistance arises against proposed high-density developments, notably those suggesting structures as high as 12 storeys. The community fears these projects might drastically alter the local habitat and disrupt the existing community balance. There is a palpable concern over potential congestion and the associated societal impacts, underscoring a call for maintaining current developmental scales in accordance with community character.

Number of comments: 50

Community Character and Infrastructure Concerns

There is apprehension regarding how infrastructural changes might impact Saanich's existing community character. Development projects, seen as transformative, evoke worries about growing traffic congestion and subsequent urban stress, particularly impacting Quadra Street and McKenzie Avenue. Many comments advocate for careful, considerate planning that preserves the unique character of the community while acknowledging infrastructural requirements.

Number of comments: 20

General Skepticism and Distrust

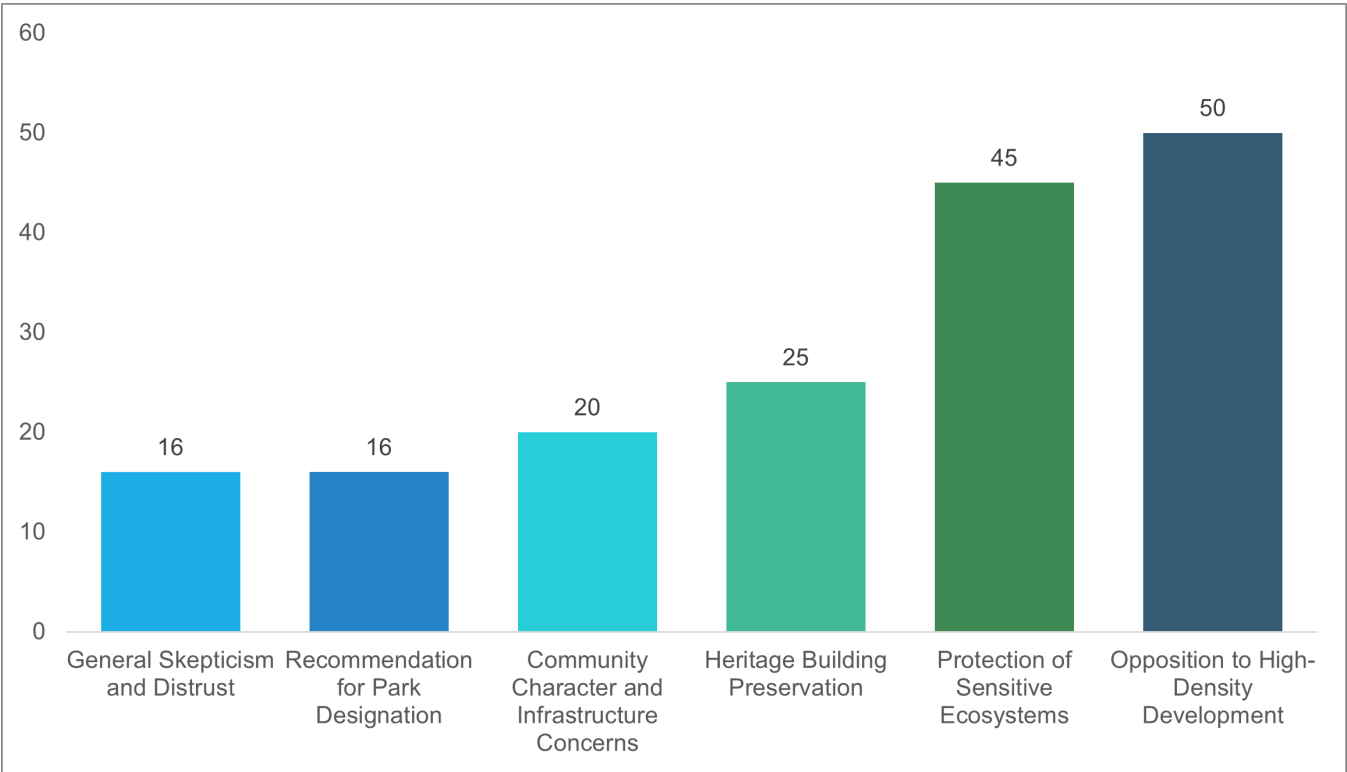
A significant number of comments reflect broad skepticism concerning municipal planning intentions. There is a perception of disconnect between the planners' motives and community interests, which fosters distrust. Residents call for more transparent, meaningful engagements allowing them a stronger voice in decision-making processes, which indicates a pressing need for enhancing public trust through inclusive policy-making.

Number of comments: 16

Recommendation for Park Designation

Proposals to convert specific areas into parks to protect biodiversity and ensure ecological preservation are popular among residents. They cite existing sensitive environments near Christmas Hill and other neighborhood spots as prime candidates. Setting aside such spaces could align with their goal of maintaining the environmental heritage and enabling a healthier ecological future.

Number of comments: 16



79. A new Corridor Hub is planned to be introduced at Chatterton Way and Quadra Street to provide shops and services to the local neighbourhood. Do you have any comments or specific considerations for this Hub?

Opposition to Development

This theme captures comments that express resistance to further development. Residents mention the redundancy of new shopping and service establishments, considering the current facilities suffice. The prospect of increased traffic influx combined with insufficient parking facilities is a major concern, leading to significant congestion. There's a palpable fear about altering the neighborhood's character through urbanization, akin to larger metropolises. Additionally, environmental impact concerns are prevalent, particularly affecting sensitive ecosystems like Rithet's Bog.

Number of comments: 45

Traffic and Transportation Concerns

Within this theme, comments point towards apprehension about traffic management and infrastructure planning. Residents express concerns over exacerbated traffic congestion. There's a critical view of replacing car lanes with bicycle lanes, citing insufficient infrastructural support. Issues related to prolonged commute times are prominently highlighted.

Number of comments: 40

Support for Development

Conversely, the comments reflecting favorability towards development highlight the potential benefits. Many see positive aspects in refreshing derelict areas with new infrastructure that enhances community facilities. There is a perception of benefits through modernization, offering added conveniences and efficient, mixed-use development. Optimism about improved accessibility, given proximity to major roads and existing infrastructure, is encouraging. These endorsements often suggest aligning community benefits with economic potential through thoughtfully executed development strategies.

Number of comments: 50

Economic and Commercial Considerations

Comments in this theme emphasize concerns relating to economic sustainability and commercial effectiveness. Residents express apprehension over underutilized commercial spaces, leading to high vacancy rates. There's scrutiny over the viability of new business operations amidst an already crowded marketplace. The importance of finding balanced solutions for parking to combat vacancy is stressed repeatedly. An underlying concern continues weighing the economic ramifications against the potential job opportunities arising from such development efforts.

Number of comments: 20

Environmental Concerns

Commenters articulate concerns over eco-sensitive zones and advocate for responsible development aimed at minimizing ecological disruptions. Integration of green spaces as a core component to offset ecological impacts is encouraged. Advocacy for sustainable practices continues unabated to enhance both community health and ecological equilibrium. Proponents here often stress the need for development plans to incorporate essential greening indices, highlighting ecosystem preservation's importance.

Number of comments: 25

Housing and Density

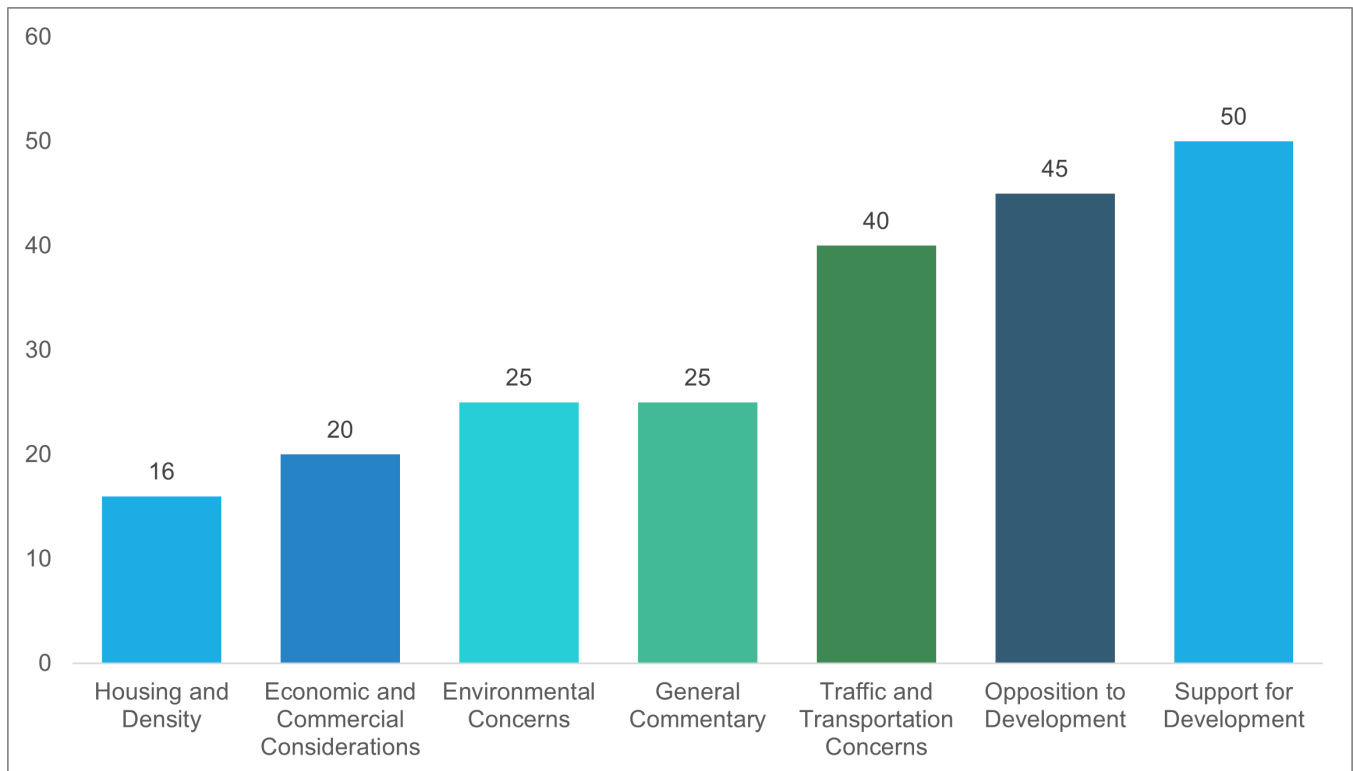
Reflecting on residential well-being, this theme encompasses comments addressing housing and density issues. Constituents often express dissatisfaction with what is considered grossly high-density planning, arguing it disrupts single-family residential enclaves. Many pose arguments against perceived incompatibility of high-rise building plans amidst traditional housing areas. The conversation generally bows in favor of approaches that denote balanced, measured growth, retaining the suburb essence cherished by residents.

Number of comments: 16

General Commentary/Feedback

The remaining comments offer a variety of feedback themes. There are inquiries about development project timelines and opportunities for participatory engagement. These comments reflect mixed sentiments of uncertainty or neutrality concerning further developmental initiatives. Taken together, these comments suggest the need for broader community engagement strategies, with a focus on fostering inclusivity and dialogue to address diverse public interactions pragmatically.

Number of comments: 25



80. A new Corridor Hub is planned to be introduced at Beckwith Avenue and Quadra Street to provide shops and services to the local neighbourhood. Do you have any comments or specific considerations for this Hub?

Traffic and Congestion Concerns

Traffic and congestion concerns emerged as a significant theme in community feedback. Residents anticipate heightened vehicular movement as a direct result of any new developments, especially given Beckwith Park's current popularity and resulting traffic loads. There is a shared apprehension among the community about inadequate infrastructure to manage additional strain, with fears of worsened road conditions and potential delays affecting daily commutes.

Number of Comments: 72

Preservation of Residential Character

Preference for maintaining the character of the neighborhood stands out in these comments. Residents express a strong desire to retain the existing low-density, single-family home areas without introducing large-scale developments such as mid-rise or high-rise buildings. There is significant attachment to the current neighborhood ambiance, characterized by its quiet and family-friendly atmosphere, which residents are keen to protect from urban overdevelopment.

Number of Comments: 70

Impact on Quality of Life and Housing

Comments reflect concerns about potential negative impacts on quality of life and housing stability. Residents are worried that new developments could depreciate property values and possibly displace families, altering the community's socio-economic fabric. Concerns about noise, environmental pollution, and loss of neighborhood cohesiveness were prominent. Suggestions include development that respects existing residents' needs and does not disproportionately burden them.

Number of Comments: 47

Commercial Services and Need

While there is a mix of opinions, many comments question the necessity for additional commercial spaces in light of already available hubs. There is an expressed need for ensuring such developments serve actual community requirements rather than purely commercial interests. Focus on essential amenities like grocery stores versus excessive retail spaces is underscored. Planning strategies could include thorough market analyses to justify new commercial growth in the area.

Number of Comments: 42

Environmental and Heritage Preservation

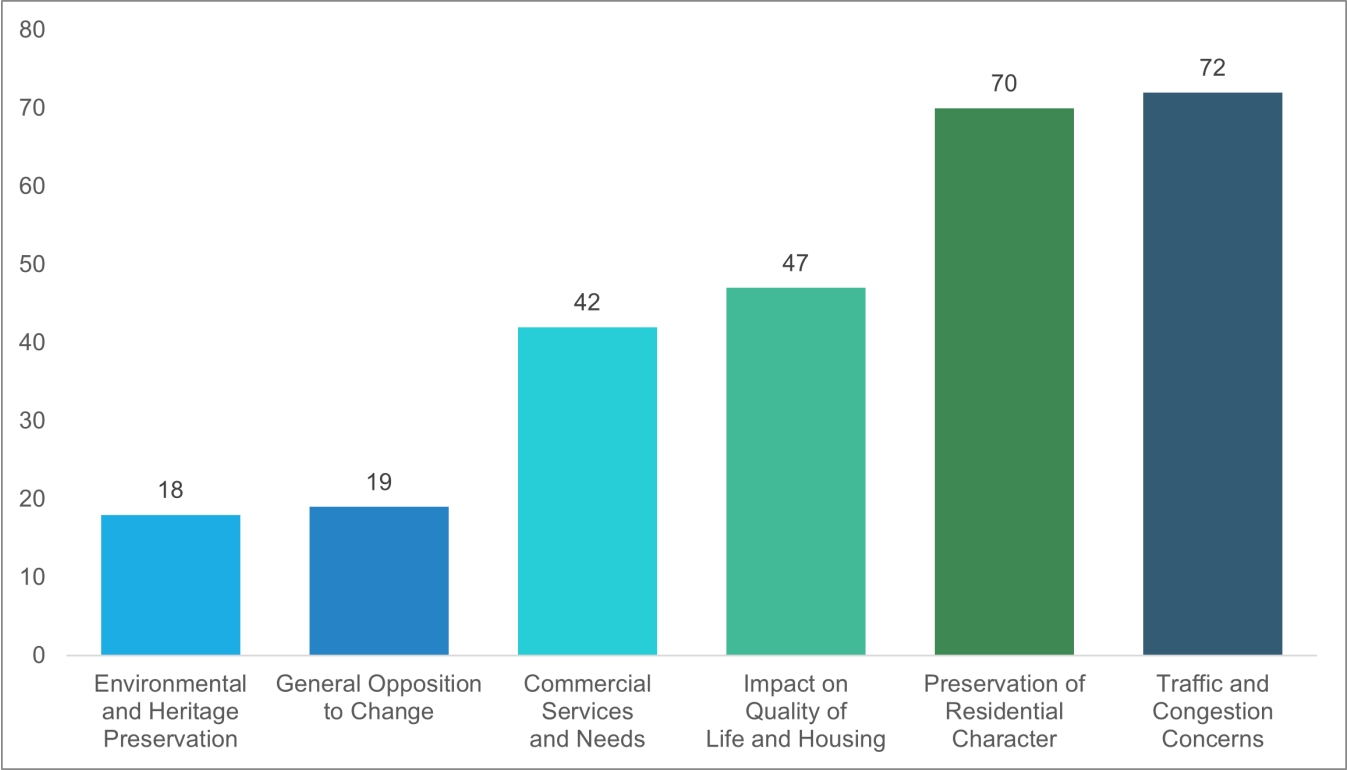
Environmental stewardship and heritage preservation are crucial themes for the community. There is widespread sentiment to protect and enhance local green spaces, and preserve historic sites and buildings that contribute to the area’s cultural identity. Residents stress the importance of eco-friendly development practices that align with environmental sustainability goals and safeguard natural habitats.

Number of Comments: 18

General Opposition to Change

Generalized opposition to the proposed development plan is a notable theme, with preference for maintaining the existing status quo. Comments reflect broadly negative sentiments towards changes perceived as unnecessary or detrimental to community interests. There is a call for increased community involvement and transparency in planning processes to ensure alignment with resident priorities.

Number of Comments: 19



81. Is there any other feedback you would like to share with us on this sub area?

Traffic and Transportation Concerns

The theme of Traffic and Transportation Concerns predominantly revolves around the community's worries about increased congestion resulting from development plans and infrastructural changes. Many comments express hesitancy towards reducing vehicle lanes, especially when it involves converting them into bike paths or bus lanes, fearing that such changes could exacerbate current traffic issues. Particularly, Quadra Street is repeatedly mentioned as an area where residents experience significant vehicular congestion and want existing lanes kept intact or expanded. Suggestions include enhancing existing public transportation services to offer real alternatives to car travel, ensuring that any modifications benefit all road users inclusively.

Number of Comments: 83

Opposition to Density Increase

Opposition to Density Increase emerges as a prominent theme, characterized by the community's resistance to increased housing density proposals. This includes a desire to preserve the existing neighborhood setup characterized by single-family homes, as residents fear that mid-rise and high-rise developments could alter the community's traditional environment. Concerns extend to the potential strain on existing infrastructure, such as roads, schools, and utilities, that such density increases might entail.

Number of Comments: 60

Community Character and Preservation

Community Character and Preservation captures the residents' wishes to maintain their neighborhood's historical and aesthetic appeal amid potential development changes. Many fear that new constructions or expansions could impinge on the community's unique character, especially valued elements like heritage homes or established architectural styles. The desire to protect property values against dramatic change is also evident, with calls for careful consideration of community feedback in planning decisions.

Number of Comments: 40

Infrastructure and Services

Infrastructure and Services reveal ongoing dialogues about the adequacy and readiness of current facilities to support future growth. Comments frequently mention the need to upgrade and expand existing pathways, sidewalks, and essential utilities to not only meet expected demand but also improve current community living standards. Proper maintenance and development of infrastructure are highlighted as prerequisites before entertaining further density increases.

Number of Comments: 34

Environmental Concerns

Environmental Concerns underscore the importance placed by community members on retaining natural areas and ensuring sustainability in urban planning efforts. With proposals for new developments, there exists a strong insistence on securing existing green spaces, fostering eco-friendly urban designs, and protecting the diverse ecosystems, including urban forestry like the Garry Oak ecosystems. Emphasis is on low-impact development that harmonizes with the environment rather than disruptively transforming it.

Number of Comments: 27

Plan Viability and Execution Doubts

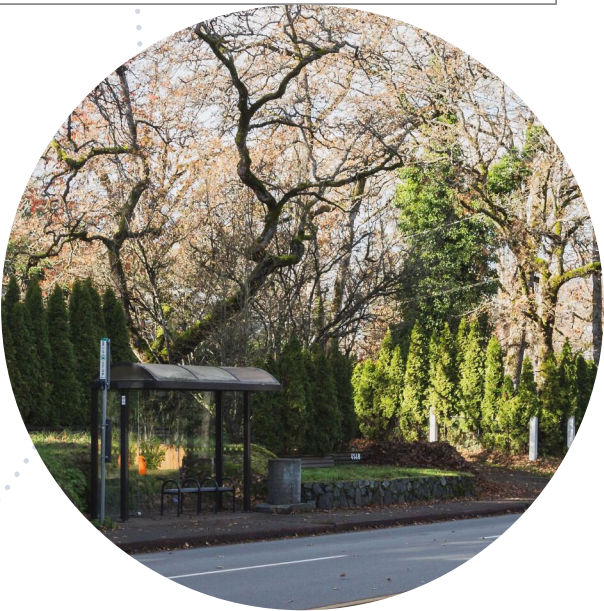
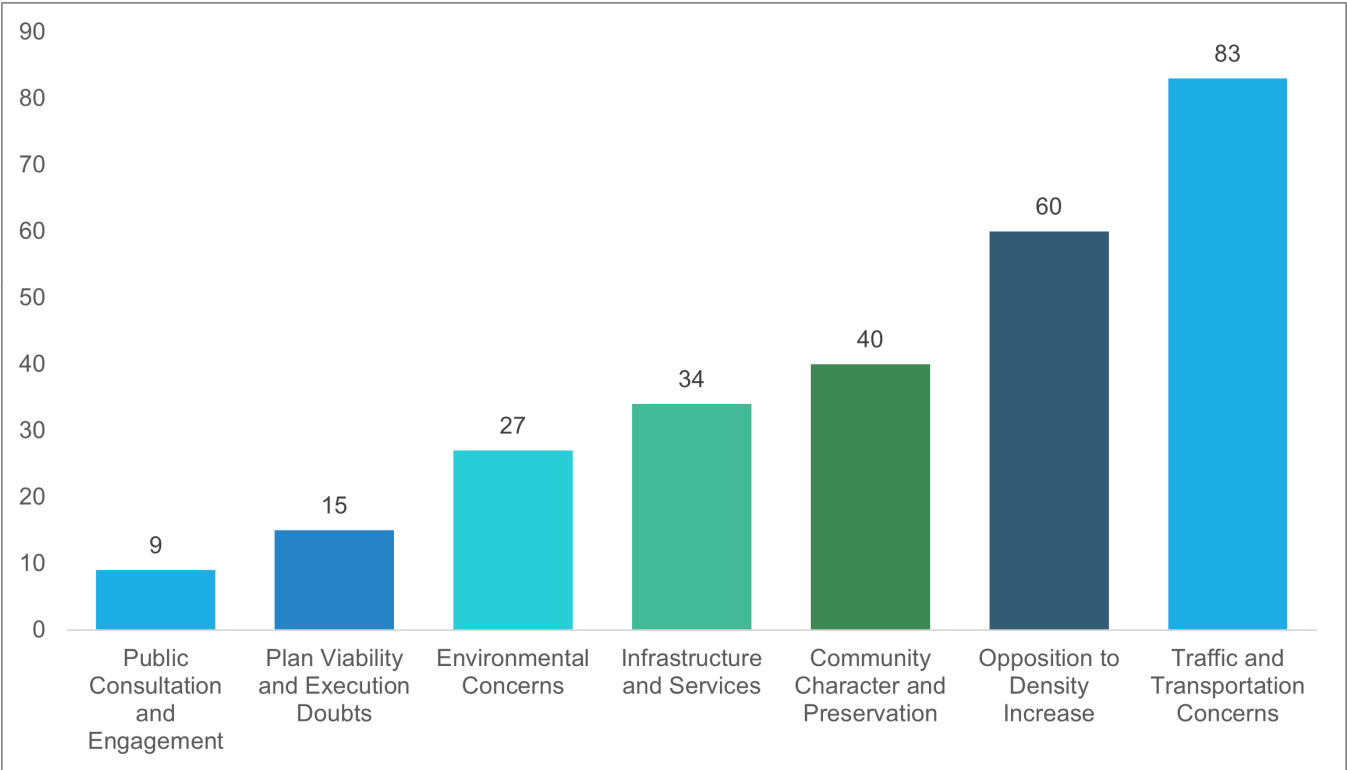
This theme features residents expressing uncertainties about the feasibility and logical progression of ongoing and proposed plans. Skeptics question whether current projects genuinely address the needs of the community or align with sound urban planning practices. Comments often consider if the planning consultations have fully gauged and incorporated diverse views effectively.

Number of Comments: 15

Public Consultation and Engagement

In the realm of Public Consultation and Engagement, a recurrent critique revolves around the perceived lack of adequate communication and involvement by the planning authorities in decision-making processes. Many community members express a desire for more comprehensive, transparent, and inclusive discussions, calling for processes that genuinely collect a wide array of community inputs prior to finalizing plans.

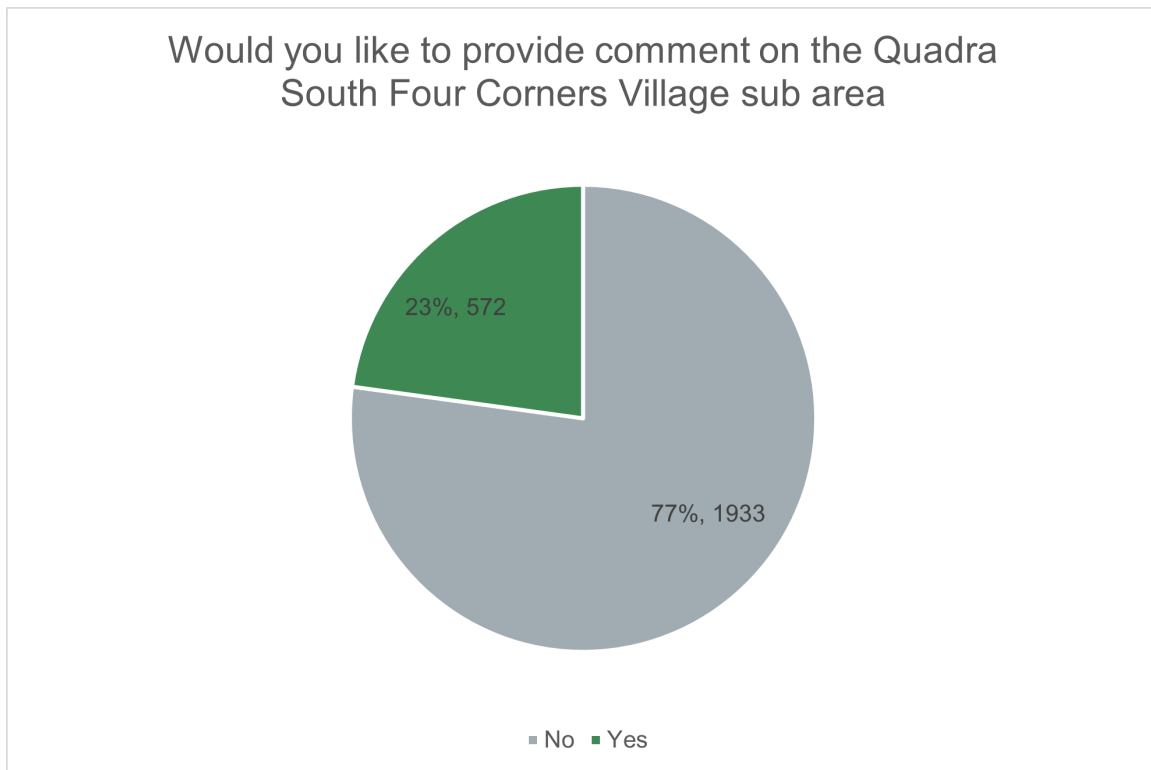
Number of Comments: 9



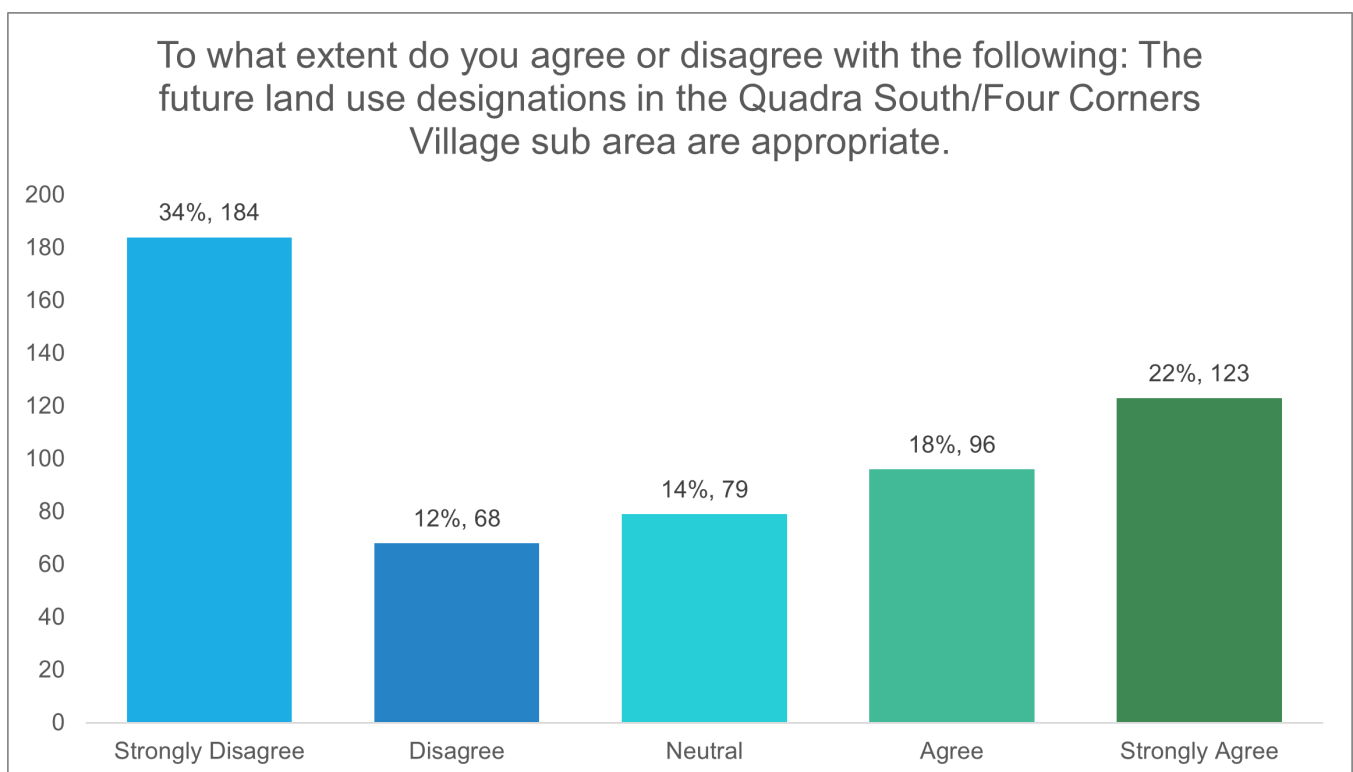
QUADRA SOUTH/FOUR CORNERS

VILLAGE

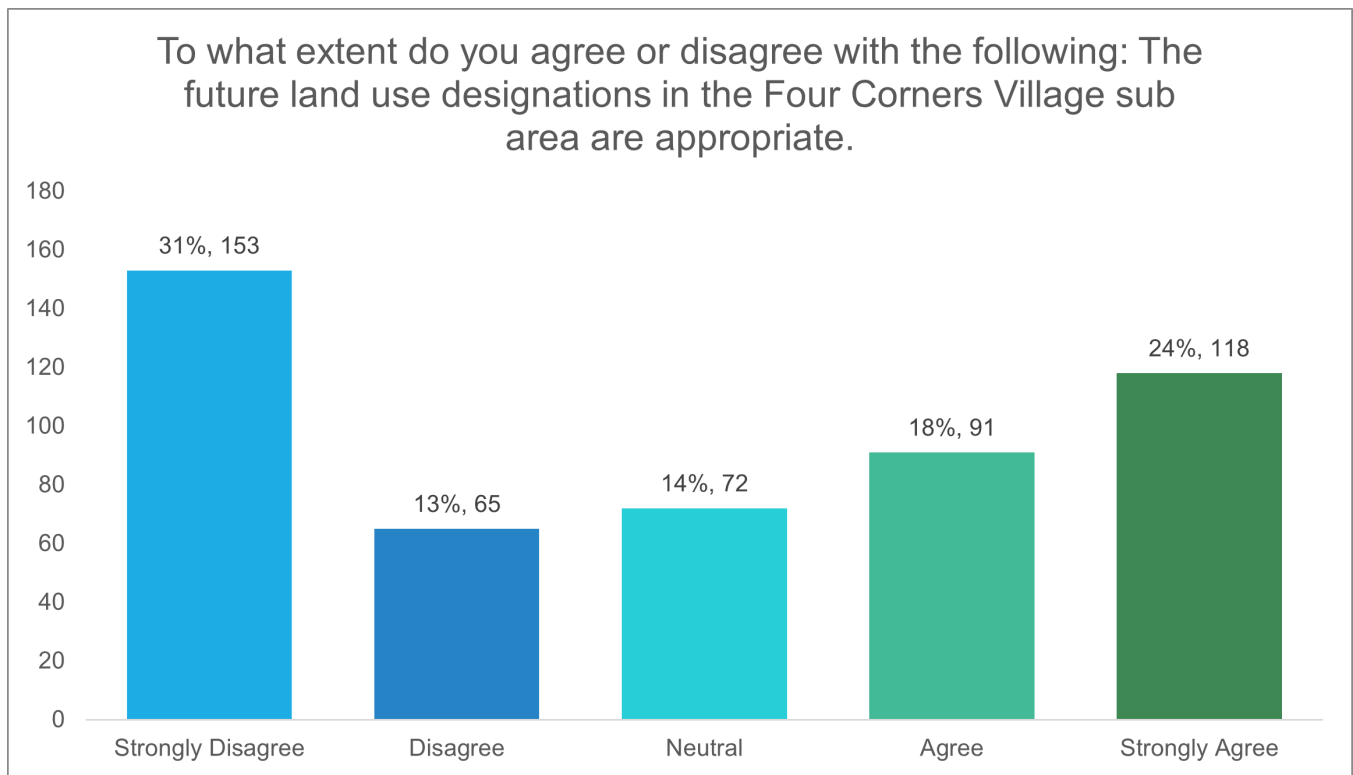
82. Would you like to provide comment on the Quadra South/Four Corners Village sub area?



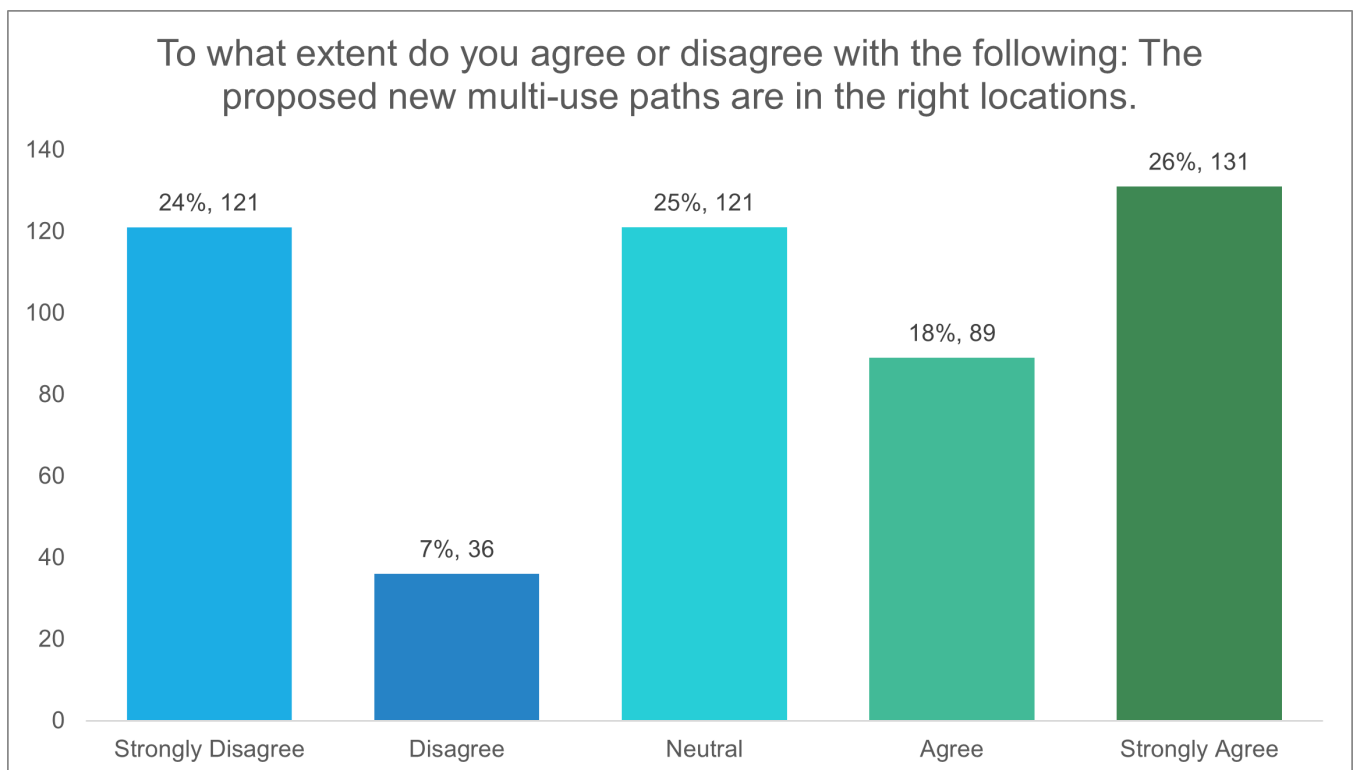
83. To what extent do you agree or disagree with the following: The future land use designations in the Quadra South/Four Corners Village sub area are appropriate.



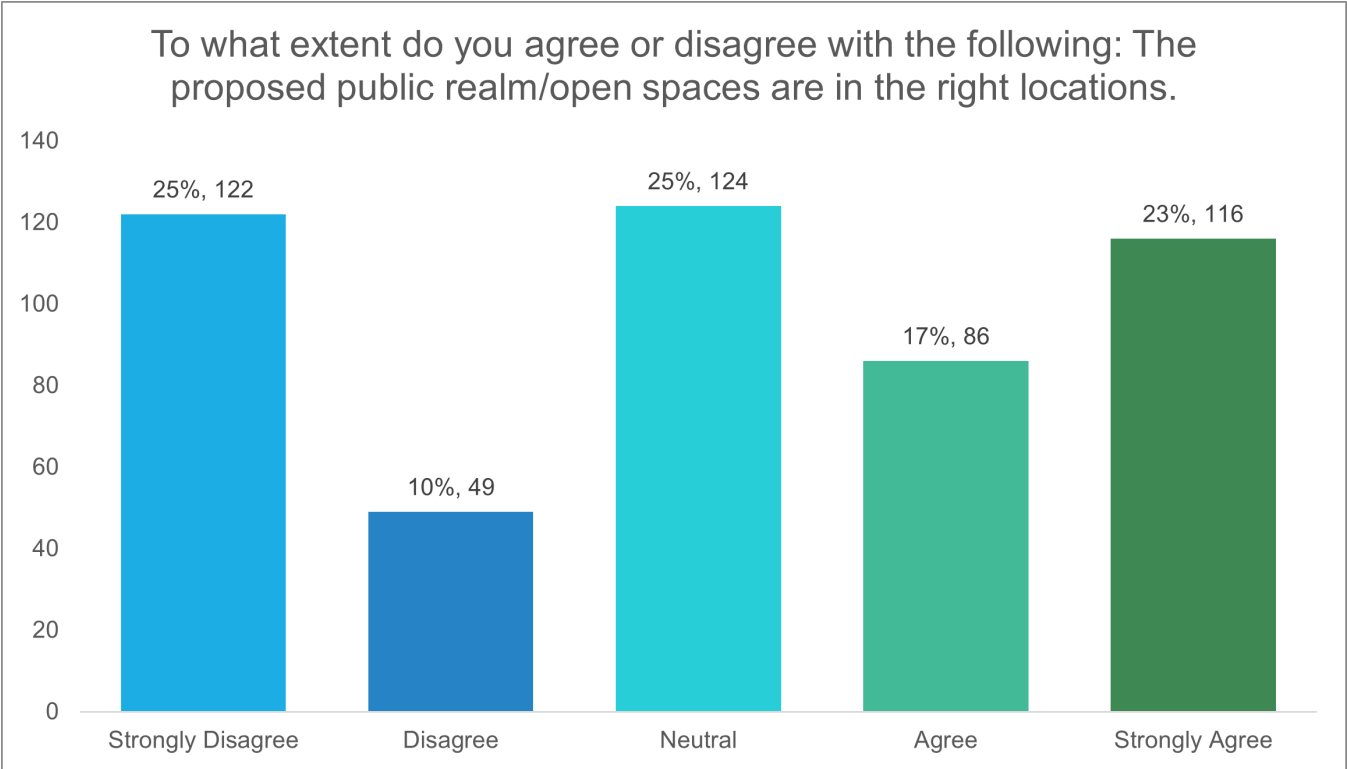
84. To what extent do you agree or disagree with the following: The future land use designations in the Four Corners Village sub area are appropriate.



85. To what extent do you agree or disagree with the following: The proposed new multi-use paths are in the right locations.



86. To what extent do you agree or disagree with the following: The proposed public realm/open spaces are in the right locations.



87. A special site has been identified for the portion of the Quadra South sub area near Lodge Avenue (QS-1) to prioritize protection of sensitive ecosystems. Do you have any comments about this special site?

Protection of Sensitive Ecosystems and Biodiversity

This theme encompasses public concerns regarding the preservation of ecosystems and biodiversity within the area. There is significant support for maintaining untouched natural habitats, protecting existing green spaces, and safeguarding local wildlife. Comments frequently discuss the negative impacts of urban sprawl and the encroachment of development on these sensitive areas.

Number of comments: 58

Traffic and Infrastructure Concerns

This theme covers issues related to the existing transport system, road congestion, and infrastructure development. Many comments reflect dissatisfaction with current traffic conditions and proposed changes to bike lanes or road expansions. Diverse opinions exist, noting both the need for improved infrastructure and resistance to changes that might increase traffic flow and congestion.

Number of comments: 40

Housing and Urban Density

Comments under this theme address the tension between increasing urban density and maintaining community character. Opinions vary widely, with many advocating for more affordable housing and mid-rise developments, while others are concerned about the potential negative effects on neighborhood livability and green spaces.

Number of comments: 40

Community Impact and Quality of Life

The comments in this theme focus on the broader impact of urban planning decisions on residents' quality of life. Issues raised include maintaining neighborhood appeal, accessibility of local amenities, and preserving the social fabric of the community, with many calls for balanced development that considers these factors.

Number of comments: 18

Recreation and Parks

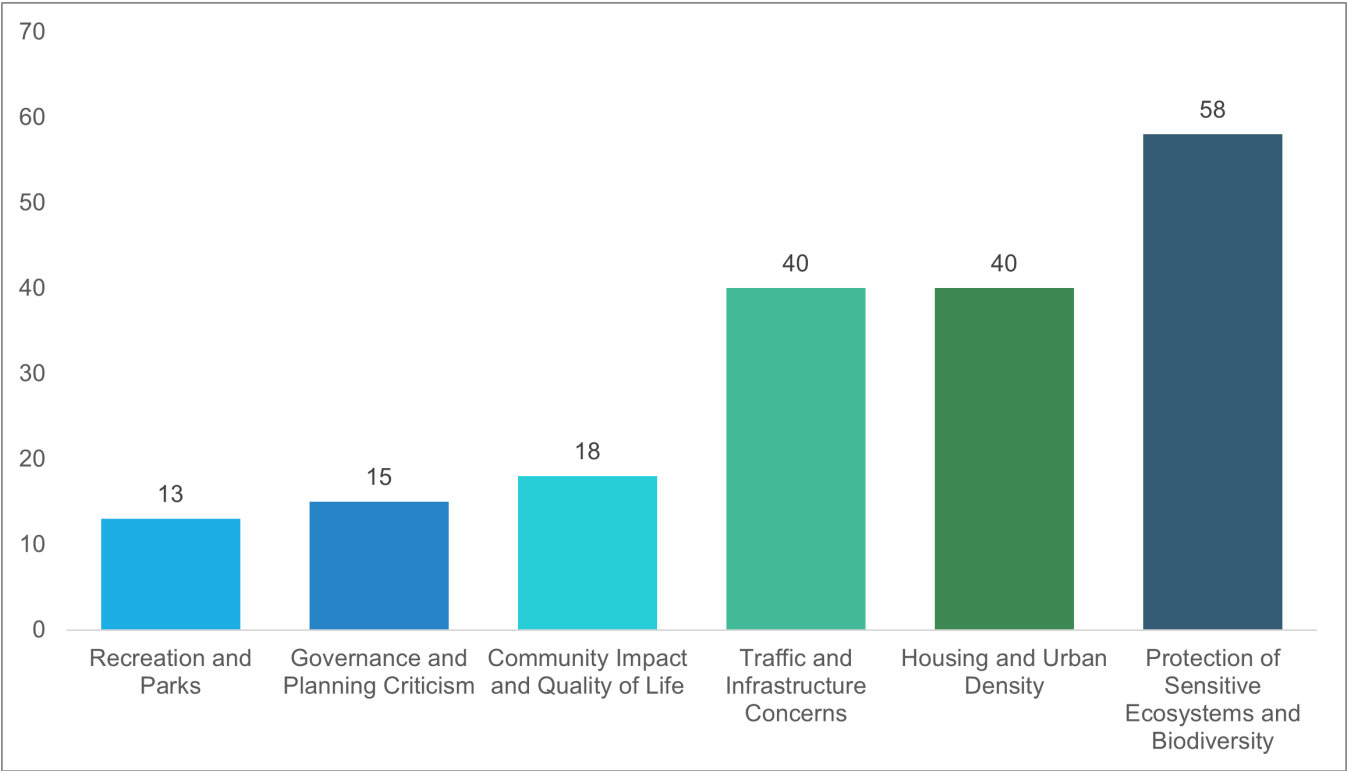
This theme captures public interest in expanding and improving parkland and recreational spaces, reflecting a community desire for more green areas that offer opportunities for outdoor activities and contribute to overall livability and health.

Number of comments: 13

Governance and Planning Criticism

Comments critical of planning processes and governmental decisions fall under this theme. Concerns highlight perceived inefficiencies and over-regulation from authorities, suggesting a need for more transparent and community-driven planning approaches.

Number of comments: 15



88. A new Corridor Hub is planned to be introduced at Falmouth Road and Quadra Street to provide shops and services to the local neighbourhood. Do you have any comments or specific considerations for this Hub?

Protection of Sensitive Ecosystems

The comments in this category reflect a strong community consensus on the importance of protecting sensitive ecosystems. There is a notable emphasis on maintaining biodiversity and ensuring the sustainability of natural habitats for wildlife. Many commenters express the belief that careful management and legislative action are essential to avoid disrupting these ecosystems. Suggestions often include implementing stricter regulations on land use changes, promoting community stewardship programs, and enhancing green space connectivity to ensure healthy ecosystems.

Number of comments: 57

Opposition to Over-Development

Opinions in this theme center around resistance to urban sprawl and over-development. Residents express concerns that rapid, unchecked development might undermine local lifestyles, lead to overcrowding, and stress existing infrastructure. Highlighted are the potential visual damages posed by high-rise buildings, which may impact local community aesthetics. There is a call for a more balanced development approach that considers the preservation of the natural environment and respects existing land use plans.

Number of Comments: 20

Biking Infrastructure and Traffic Concerns

Discussions about traffic management and biking infrastructure elicited mixed reactions. While some commenters appreciate the push for more bike-friendly urban areas, others worry about the implications on road accessibility and congestion. Concerns are primarily about traffic bottlenecks caused by the reduction of car lanes to make space for bike paths. There is a demand for a comprehensive transportation plan that adequately balances the needs of cyclists with those of drivers, including considerations for increased safety measures.

Number of Comments: 24

Housing and Density Issues

The increasing demand for housing is a contentious issue in the context of zoning and land use policies. Comments reflect the struggles to reconcile growth with the preservation of neighborhood character. On one side, there's pressure to alleviate housing shortages through higher-density projects, while on the other, there's worry about such changes altering the existing community dynamics. Suggestions include exploring innovative housing solutions that provide affordable options without imposing on heritage landscapes.

Number of Comments: 18

Preservation Needs vs. Community Usage

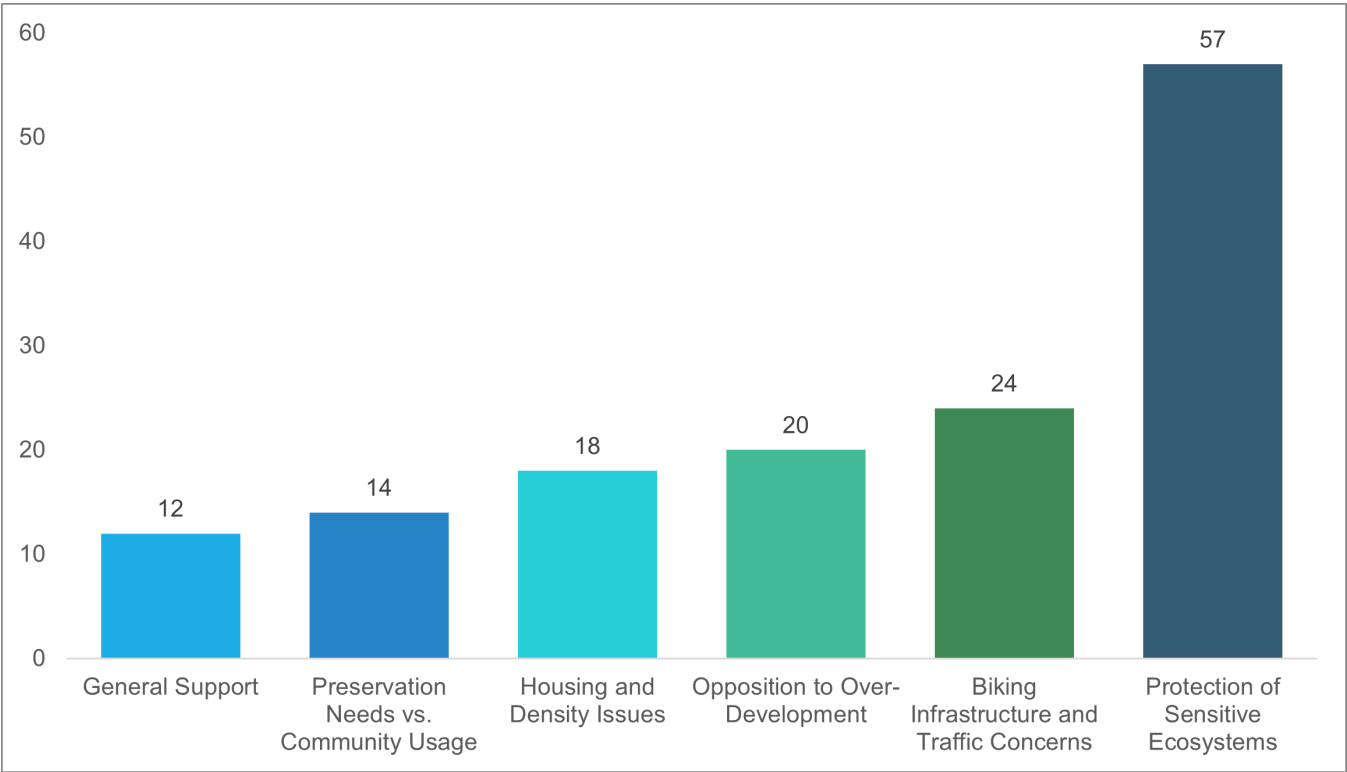
This theme highlights the delicate balance needed between conservation efforts and community use of land. Comments demonstrate concern about reconciling these needs without compromising one for the other. While there's strong support for maintaining ecological integrity, there's also acknowledgment of the necessity for accessible community spaces where residents can enjoy recreational activities. Proposals often involve creative strategies like establishing multi-use areas that serve both as protected zones and leisure spaces.

Number of Comments: 14

General Support

General favorability captured in the comments indicates widespread approval for developmental goals that are conscious of the environment. There is an evident alignment with actions geared towards sustainability and minimizing ecological footprints. These supporters emphasize the need for integrating environmentally friendly practices in all areas of planning and development, prioritizing long-term ecological health.

Number of Comments: 12



89. A new Corridor Hub is planned to be introduced at Tolmie Avenue and Quadra Street to provide shops and services to the local neighbourhood. Do you have any comments or specific considerations for this Hub?

Intersection Design and Safety

Comments in this theme are predominantly concerned with enhancing the safety for both pedestrians and cyclists at the intersections. Suggestions often included redesigns such as implementing roundabouts to slow vehicle traffic or installing better signage and lighting to improve visibility. There were numerous concerns regarding the proximity of pedestrian crossings to corners and about how these changes might affect vulnerable road users.

Number of comments: 24

Traffic Flow and Congestion

This theme drew the highest volume of comments, indicating strong public interest in maintaining or improving traffic flow amid the proposed changes. Concerns focused on potential reduced capacity from lane reductions and how this could exacerbate congestion during peak hours. Suggestions varied from maintaining existing lane numbers to strategically placing traffic signals to optimize flow.

Number of comments: 34

Cycling Infrastructure

Many comments highlighted the need for expanded cycling infrastructure, emphasizing the importance of segregated bike lanes for safety. Participants called for dedicated, protected bike paths to separate cyclists from vehicular traffic, thereby reducing potential conflicts. There's a notable demand for connecting existing bike lanes with new routes to form a comprehensive network.

Number of comments: 18

Public Transit

Public transit considerations centered around bus-only lanes and how these might impact overall traffic. Some commenters supported their use for reducing travel times for transit users, whereas others feared it would hinder regular traffic too much. The debate highlighted varying views on balancing bus speed improvements with personal vehicle travel times.

Number of comments: 14

Urban and Community Development

Comments reflected mixed opinions about future urbanization plans, with discussion on high-density housing and the visual impact of taller buildings. Some support for these developments focused on the potential for reduced urban sprawl and increased affordability, while concerns were raised about neighborhood character and ecological impact.

Number of comments: 21

Green Space and Aesthetics

Residents valued the integration of green spaces within urban settings, with some advocating for more trees and natural landscaping as part of the development. Aesthetic concerns were equally prominent, with a desire for visually appealing but functional public areas that offer recreational opportunities.

Number of comments: 15

Parking and Accessibility

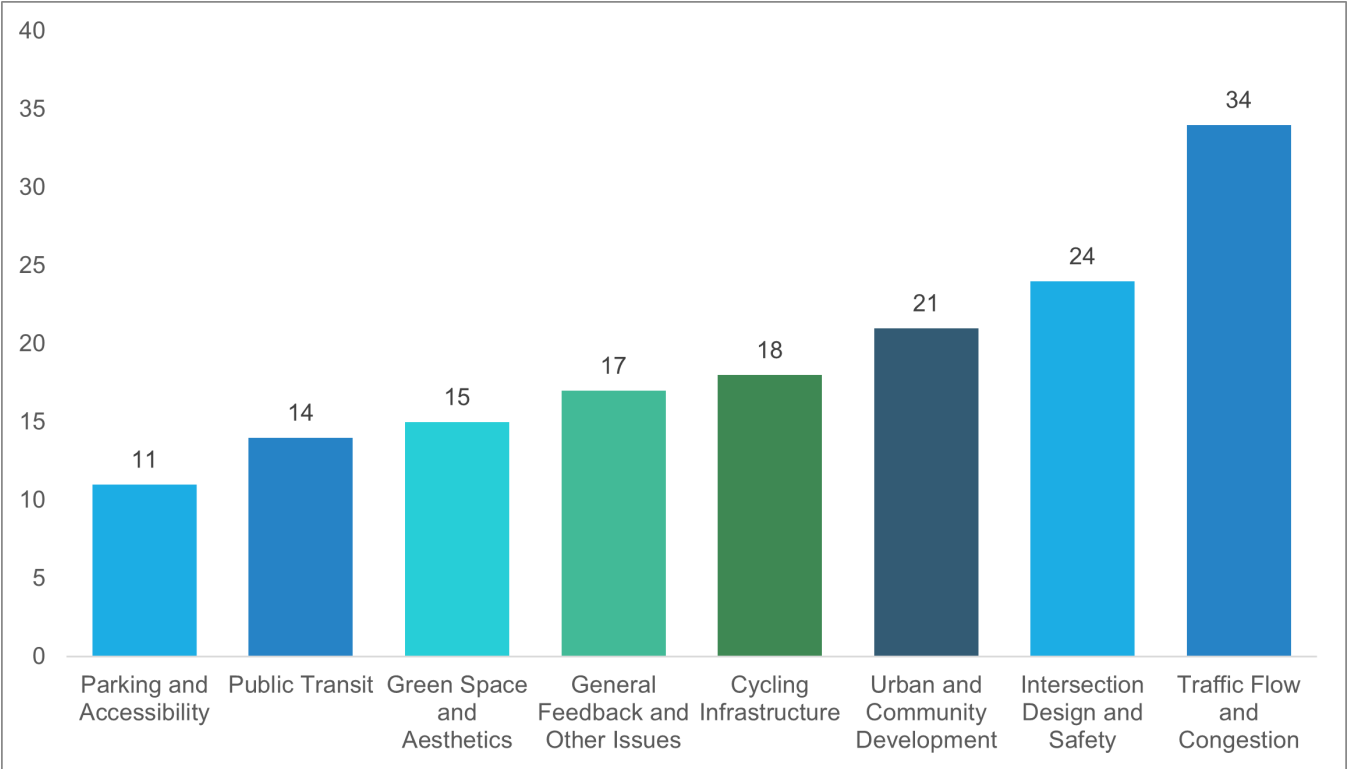
Many comments focused on the adequacy of parking provisions. Residents were concerned about potential increases in traffic with insufficient corresponding parking space, likely exacerbated by new commercial developments resulting from these urban plans — underscoring the community’s need for practical accessibility.

Number of comments: 11

General Feedback and Other Issues

General commentary expressed various sentiments, ranging from contentment with the existing infrastructure and opposing changes to those fully supporting modernization initiatives recommended in reports. Additionally, concerns about budgetary allocations and asking for clearer timelines and better community involvement were frequently cited.

Number of comments: 17



90. In previous engagement, improvements to the Four Corners Village intersection at Quadra Street, Cook Street and Cloverdale Avenue were identified. Are there any additional thoughts you would like to share with us about the potential redesign of this intersection?

Intersection and Traffic Flow Improvements

This theme includes a variety of comments concerning proposed changes and existing issues within the intersection and overall traffic flow systems. Contributors frequently expressed concerns regarding potential congestion resulting from design adjustments, though some advocated for additional measures such as roundabouts and dedicated lanes to enhance movement efficiency. A general consensus highlighted improved signal timing as a solution to mitigate current flow challenges, separate from the proposed infrastructural additions.

Number of comments: 80

Cycling and Pedestrian Safety

Around cycling and pedestrian safety, comments reflected a strong desire for infrastructural advances that prioritize non-vehicular road users. Many emphasized the necessity of protected bike lanes to facilitate cyclist safety and limit conflicts with motor vehicles. Complementary to this is the support for pedestrian crossings that offer similar levels of protection, marked by clear delineation and signals.

Number of comments: 56

Public Transit and Lane Designations

On the topic of public transit and lane designations, there exists a bifurcation in opinion regarding the implementation of dedicated bus lanes at the expense of reducing general traffic lanes. Support for shared HOV or multitasking lane functionality indicates a public interest in balancing public transit growth with efficient vehicle flow. Accordingly, emergency vehicle access remains a significant consideration.

Number of comments: 45

Urban Design and Aesthetics

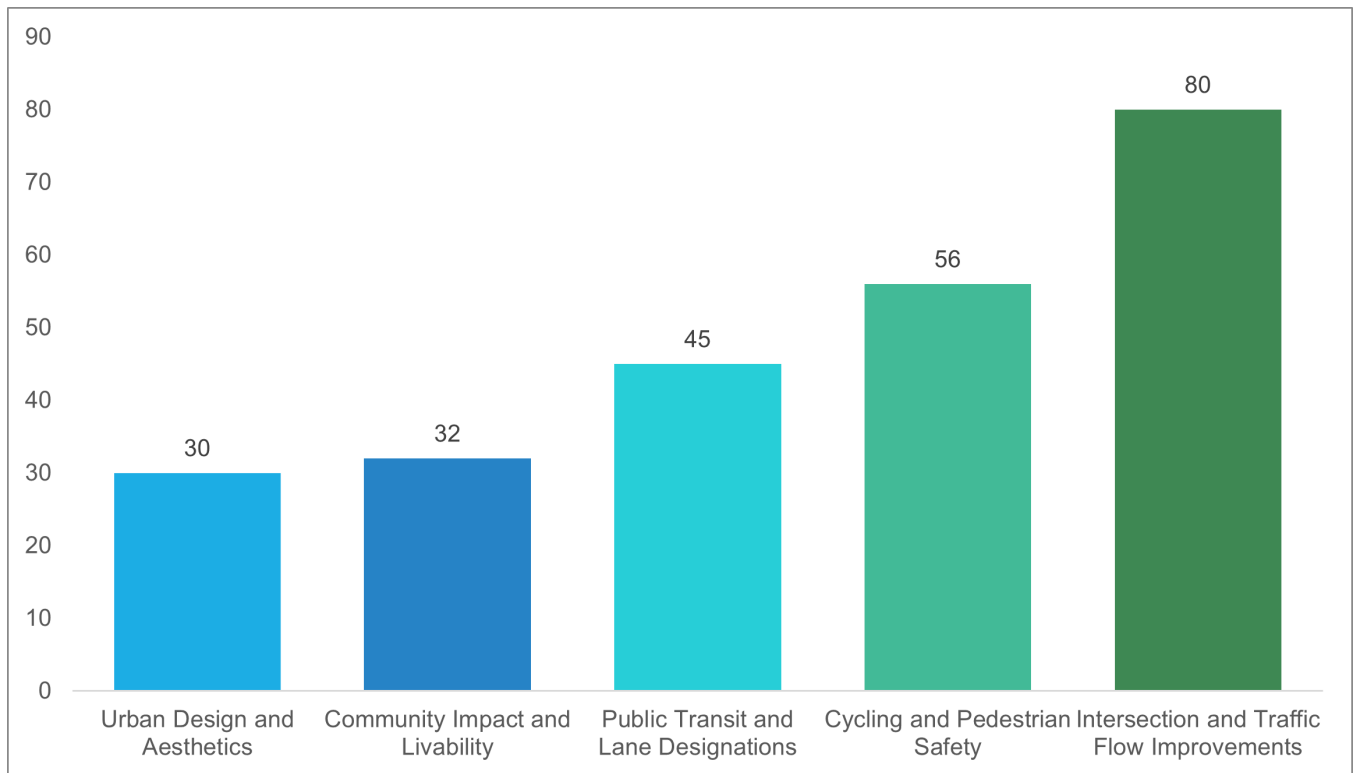
Urban design feedback concentrated on integration that respectfully balanced new developments with the existing urban fabric. Participants voiced concerns over the scale of new structures, advocating for strategies that maintain aesthetic coherence and incorporate necessary green spaces. Aesthetic judgments also encompassed environmental aspects of development with an emphasis on sustainable practices.

Number of comments: 30

Community Impact and Livability

Community impact dialogue largely revolved around how urban changes affect everyday experiences and property values within local neighborhoods. Comments frequently pointed to a thirst for functional community spaces adjacent to developmental areas, with considerations over community-operated sites and public space availability.

Number of comments: 32



91. Is there anything missing from the Draft Plan?

Traffic and Road Infrastructure

Concerns were strongly voiced regarding changes to existing road infrastructure, with a focus on lane reductions to accommodate bicycle and transit lanes. Residents highlighted the potential negative impacts on traffic congestion, emergency vehicle access, and overall travel times. Suggestions included consideration of maintaining existing vehicle lanes, establishing high occupancy vehicle (HOV) lanes, and creating dedicated turn lanes to enhance traffic flow and safety. There was significant emphasis on ensuring major routes such as McKenzie and Quadra remain effective for vehicular transportation.

Number of comments: 850

Housing Density and Development

A heated debate surfaced over the balance between increasing housing density and preserving community character, especially with concerns surrounding gentrification and overdevelopment in single-family areas. Discussions leaned towards finding appropriate forms of densification, such as townhomes and low-rise apartments, to uphold affordability without compromising neighborhood aesthetics. Many stressed the importance of strategic planning to manage redevelopment effectively while considering property values and long-term community effects.

Number of comments: 610

Public Transportation and Transit Plans

Comments reflected mixed opinions over the expansion of public transit options like light rail and RapidBus systems. While some advocated for major enhancements to current transit capabilities, others emphasized the need to first optimize existing routes to meet community needs before embarking on new transit projects. Concerns also touched upon ensuring that various demographic groups, including marginalized communities, have equitable access to efficient public transportation.

Number of comments: 370

Environmental and Green Space Concerns

Environmental aspects were a recurring discussion, particularly the impacts of increased urban traffic on greenhouse gas emissions and the necessity for green space conservation. Residents expressed a strong desire to see ecological well-being placed at the forefront of urban planning, with protecting existing tree canopies and integrating nature within development projects highlighted as key priorities.

Number of comments: 200

Engagement and Consultation Process

The consultation process received criticism for perceived inadequacies in integrating public feedback into decision-making. Many residents called for a more transparent process where feedback is clearly accounted for and documented. Suggestions included enhancing communication channels between city planners and residents to ensure that voices are heard and considered in upcoming projects and plans.

Number of comments: 130

Community Services and Livability

Feedback on community services underlined the necessity of ensuring vital amenities are maintained or expanded in line with urban densification. This includes parks, public spaces, healthcare, and educational services. A push was evident for planning community hubs that can effectively serve growing populations while preserving the livability that residents highly value.

Number of comments: 115

Safety and Cyclist Infrastructure

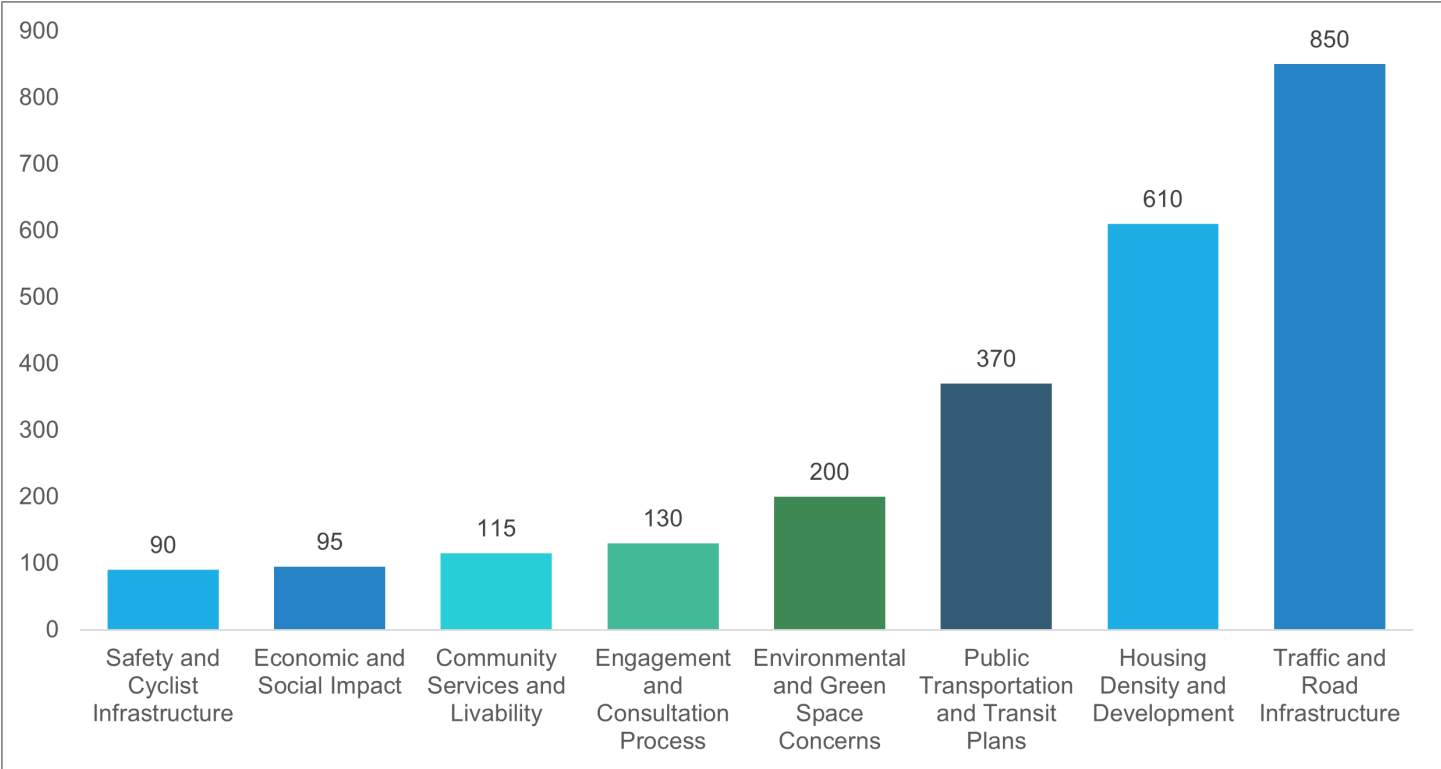
Safety emerged as a theme, specifically concerning the integration of cyclist infrastructure within road networks. Discussions aimed at ensuring bike lanes are designed to enhance safety for cyclists, pedestrians, and motorists alike. There was advocacy for clear, well-maintained cycling routes that coexist safely with other forms of transit, reinforcing the community's growing commitment to sustainable commuting options.

Number of comments: 90

Economic and Social Impact

Economic considerations and impacts on social structures were part of many residents' concerns. Discussions ranged from the effects of planned urban developments on local business ecosystems to broader implications for neighborhood social cohesion and economic vibrancy in the face of significant infrastructural changes.

Number of comments: 95



EMAIL SUMMARY

Overview of Email Responses

A total of 352 emails were received as part of the Quadra McKenzie public engagement process. Analysis includes email correspondence received between late October 2024 and early January, 2025. The respondents expressed their concerns and comments on a range of topics related to the Draft Plan. The following is a high-level overview of the comments, concerns and suggestions expressed by respondents on some of the recurring topics. As Draft Plan refinements are considered, email submissions will be reviewed in detail to assess potential changes.



Thematic Analysis of Email Correspondence

Public Engagement and Communication

There were 94 email responses that specifically included comments regarding “public engagement and communication”. Respondents expressed a desire for more robust feedback options, particularly for specific sub areas, suggesting that the survey could be more tailored to address diverse community interests.

Regarding in-person consultation, many respondents suggested expanding community engagement activities, such as extending Open House events and incorporating Q&A sessions, to facilitate better public involvement and comprehension of the project. A few respondents advocated organizing the Draft Plan document into phases (e.g., 5-year, 10-year) aiming to manage community concerns and set clear expectations over time, enhancing the clarity and understanding of the Plan.

Proposed Land Use Designations

The comments related to the proposed land use designations exhibit a strong preference for strategic and thoughtful densification, emphasizing development along the major transportation routes rather than intruding into residential areas. The majority of the respondents expressed concerns about the lack of single-family designation within the land use designation map and the proposed Draft Plan not aligning with the existing family’s needs. There is also palpable fear among the respondents that new developments may erode the existing community dynamics and character of the area leading to visual and structural blight.

There is a strong support for increasing housing availability through additional townhomes, legal suites and low-rise multiplexes, with critical emphasis on affordable, purpose-built rental housing. Respondents prefer densifying specific intersections near shopping centres and transit routes to preserve existing backyard and green spaces.

Concerns about high-density developments are linked to fears about declining property values and a desire for maintaining architectural harmony with existing neighborhoods. There's a genuine concern about tax increases, with fears of further hikes straining household budgets, signaling the need for transparent communication around financial implications. The respondents have raised concerns about potential property expropriation and its legality, highlighting an area for clarification and reassurance.

Infrastructure and amenity concerns are a frequent theme, with skepticism about whether current and future infrastructure can accommodate increased population density - highlighting the need for schools, healthcare and infrastructure development to match residential growth, ensuring a sustained high quality of life for residents.

Transportation and Mobility:

There were 58 general comments related to “transportation and mobility” and the majority of these comments expressed concerns about the existing transportation infrastructure and doubted its ability to handle increased demand with densification. Around 200 emails included comments and suggestions specifically related to the proposed Quadra and McKenzie Corridor Design. Nearly 40 percent of the respondents were supportive of the proposed Corridor designs and advocated for expanding and enhancing public transit and reallocating road space to create bus, bike, and pedestrian-friendly infrastructure.

About 60 percent of the respondents were opposed to the proposed lane reduction on McKenzie Avenue and Quadra Street. The responses expressed concerns about the potential negative impacts on traffic congestion from reducing car lanes on McKenzie Avenue and Quadra Street. The respondents worry that these changes

could result in worsening the existing traffic problems, with a possible overflow of traffic into residential areas. Many felt that the reduction of traffic lanes amid rising population density seems counterintuitive and suggested prioritizing efficient transit solutions before the densification process to encourage a reduction in car use. The email responses call for a strategic improvement in transit services first to support anticipated growth.

The email submissions included several recommendations and alternatives for bike lanes, for example, rerouting bike lanes through residential streets to minimize traffic disruptions, improving safety and to create a more cohesive cycling path. Respondents suggested enhancing existing trail systems rather than building new dedicated bike lanes. Some suggested a flexible design by integrating bike lanes with bus lanes to make cycling more practical and user friendly (cited Victoria as example).

Sub Area Specific Comments

McKenzie West: The comments expressed a strong sentiment regarding the potential displacement of current residents and businesses due to the proposed land use designations and densities. Some respondents felt that there was no need for a new hub so close to the Quadra McKenzie Centre and inquired about the rationale behind this decision.

Quadra McKenzie Centre: Several email responses expressed resistance to the proposed increase in density with high-rise buildings as they fear that this could alter the neighbourhood's character. The respondents also expressed anxiety around existing infrastructure and its ability to support the proposed density, and other factors such as traffic congestion, capacity of schools and healthcare facilities.

Gordon Head McKenzie Centre: The comments express strong opposition to high-rise developments within this sub area, with specific concerns related to overshadowing caused by high-rise buildings on existing homes and disruption of visual landscape and sense of community.

Quadra North: The responses reflect significant community concern and opposition to the proposed land use designations around Beckwith Avenue and North Quadra in general. Many residents voiced their preference for gradual densification through modifications like secondary suites and carriage homes that have already proven beneficial. The responses expressed a prevalent worry about how proposed density and high-rise buildings might change the existing natural and social dynamics. Many of the respondents did not agree with the proposed density around Beckwith and the designation of "Beckwith Hub". Regarding environmental and ecological impacts, the comments seek assurance that the existing housing and trees won't be negatively impacted or be eliminated in redevelopment efforts and suggest a need for preservation strategies.

Quadra South: The email submissions express significant concerns regarding the proposed rezoning from single-family homes to mid-rise zones of 6 storey buildings. They find this transition particularly drastic around areas such as Ridgeway Street, Nicholson Street, Leeds Park, Cook Street, Clovelly Terrace, and Quadra Street. The community feels that these changes could disrupt the established character of these neighborhoods and would prefer development that preserves their identity and cohesiveness.

Four Corners Village: The email comments related to Four Corners Village express concerns indicate that the proposed mid-rise buildings, ranging from 5 to 11 storeys, are perceived as excessive. The community is worried about potential negative outcomes such as significant shadow effects on areas like Cobb Lane, along with increased traffic congestion on Clovelly and Cook Streets.

OPEN HOUSE SUMMARY

Overview of Open House Comments

A total of 575 post-it notes were placed on open house boards as a part of the open house public engagement process. Open house attendees were encouraged to express their comments and concerns on a range about topics such as the future land use framework, transportation and mobility objectives and general feedback .

The following is a thematic analysis of the comments, concerns and suggestions left by respondents on post-it notes across both open houses.



Thematic Analysis of Open House Comments

Transportation and Traffic Concerns

The major concern lies in the congestion and gridlock experienced on vital roads like McKenzie and Quadra. There is considerable opposition to any plans that involve reducing the number of vehicular lanes, as residents fear it would exacerbate traffic issues. Simultaneously, the introduction of dedicated bus lanes receives mixed reactions, with some supporting the potential for improved public transport efficiency, and others worried about the reduced space for cars. Significant attention is also paid to cyclist safety, advocating for better bike lanes to ensure safer commutes. Enhancements in public transit infrastructure are seen as pivotal to alleviate prevailing traffic woes.

Number of comments: 287

Housing and Densification

A clear divide exists regarding housing development, particularly concerning high-rise buildings. Opponents argue that such developments may disrupt the neighborhood's character and lead to increased demand on existing services. On the other hand, proponents see increased housing density as a necessary step to tackle housing shortages. The discourse also touches upon the transformation of single-family home areas, with discussions on preserving established communities while also accommodating new residents.

Number of comments: 200

Community and Environmental Impacts

Environmental and community well-being are central to many comments. Residents voice concerns about how development projects could potentially harm existing green spaces. There's a strong call for safeguarding these areas to maintain ecological balance and provide communal greenspaces for recreation. Concerns are raised about potential displacement of existing communities impacting the social fabric and quality of life. Calls are made for more parks and public spaces to enrich living environments and foster community interaction.

Number of comments: 116

Public Engagement and Decision-Making

Residents express a desire for more transparent and inclusive public engagement in planning decisions. There are demands for referendums on major projects to ensure decisions reflect the community's views. Criticisms surface regarding the current planning process, perceiving it as insufficiently consultative. Enhancing communication channels between planners and residents is viewed as essential for building trust and ensuring that development aligns with public expectations.

Number of comments: 58

Specific Infrastructure Concerns

Safety concerns are prominent, with multiple requests for improved safety measures at accident-prone intersections and road sections. Suggestions are made for alternative transportation routes to ease existing congestion. These reflect a broader call for strategic infrastructural updates to enhance safety and efficiency across the district.

Number of comments: 45

Social Infrastructure and Services

Amidst expected population growth, there's a notable demand for enhancing social infrastructure, including more schools, daycare centers, and healthcare facilities. Residents worry about the adequacy of current public amenities to support an influx of new inhabitants. The importance of planning these facilities in tandem with housing developments is underscored.

Number of comments: 41

Economic and Developmental Concerns

Comments highlight concerns over the beneficiaries of ongoing developments, questioning if community interests or developer profits take precedence. There's advocacy for strategic commercial development that aligns with community needs, promoting local economic growth while ensuring benefits are equitably distributed.

Number of comments: 34

