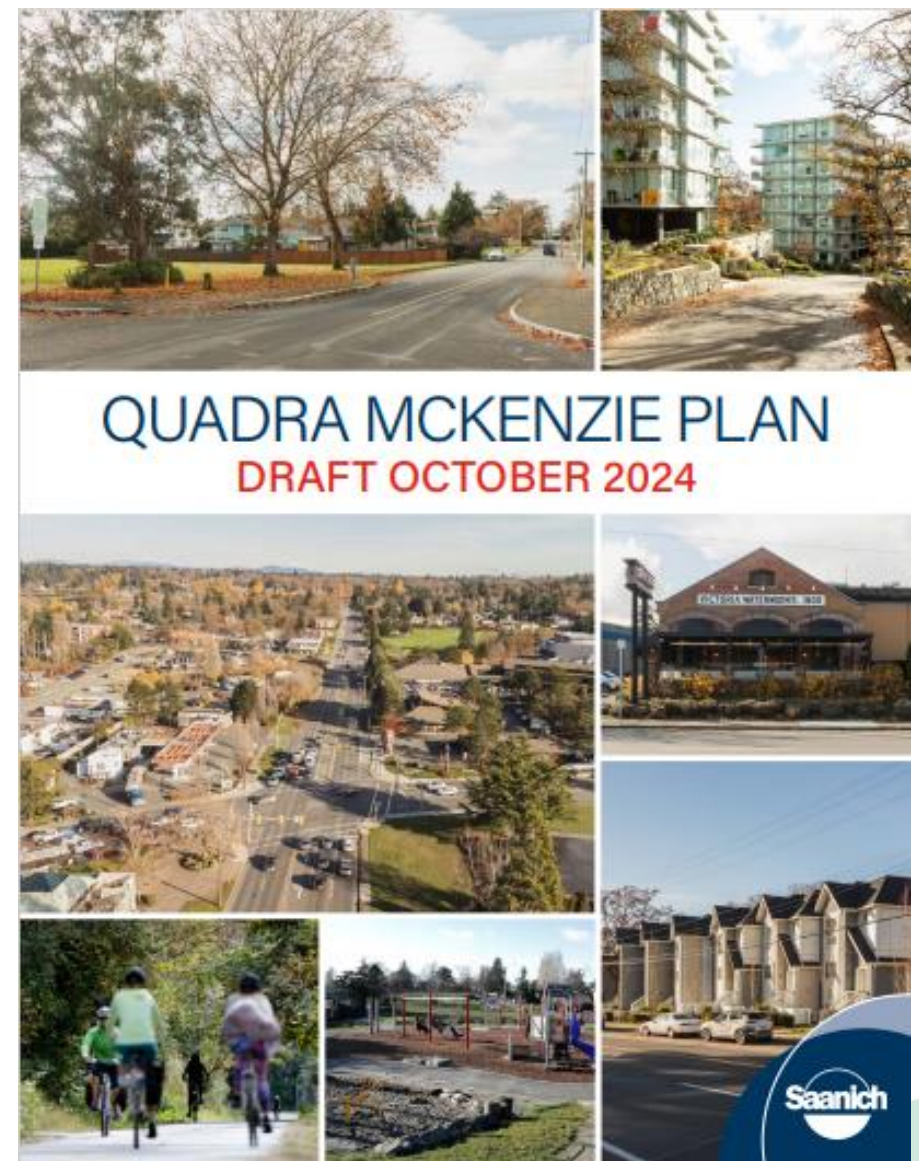


Draft Quadra McKenzie Plan

Webinar
October 30, 2024



Land Acknowledgement



The District of Saanich lies within the territories of the ləkʷəŋən peoples represented by the Songhees and Esquimalt Nations and the W̱SÁNEĆ peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum and Malahat Nations. The First Peoples have been here since time immemorial and their history in this area is long and rich.



Welcome!



1. Webinar logistics and what to expect
2. Polling and Q&A features
3. After the session...

The Purpose of Today's Session is to...



- Provide background and context on the Draft Quadra McKenzie Plan process
- Share key directions of the Draft Plan
- Provide an opportunity for participants to ask questions
- Share opportunities for you to find out more information and contribute feedback on the Draft Plan

Presenters



District of Saanich

- Cam Scott, Manager of Community Planning
- Tami Gill, Community Planner
- Adam Smith, Planning Analyst
- Megan Squires, Strategic Projects Manager Engineering



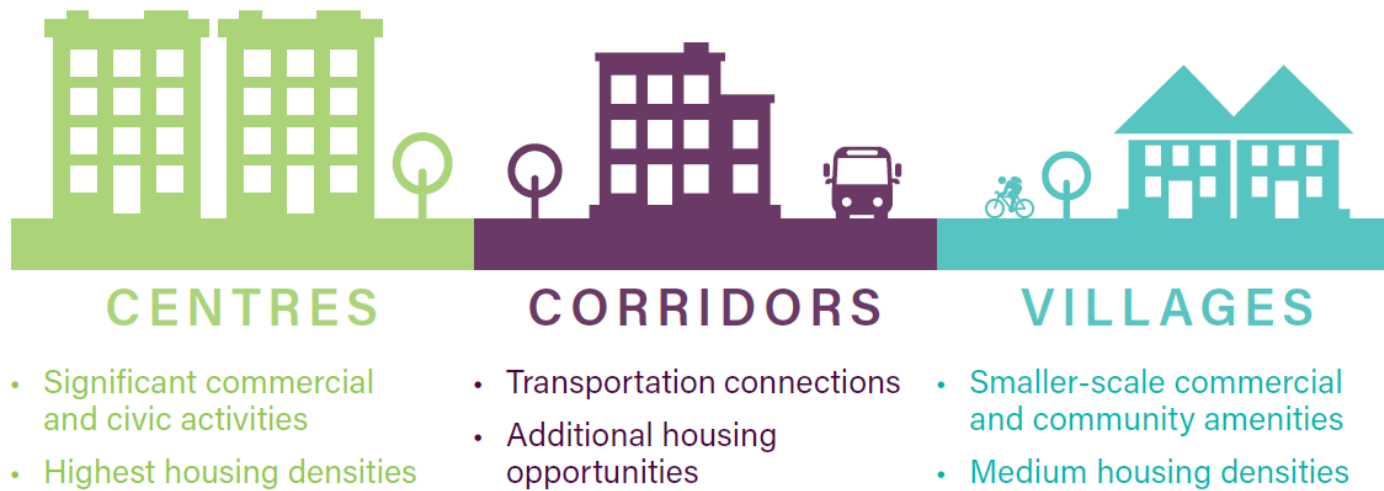


Project Context

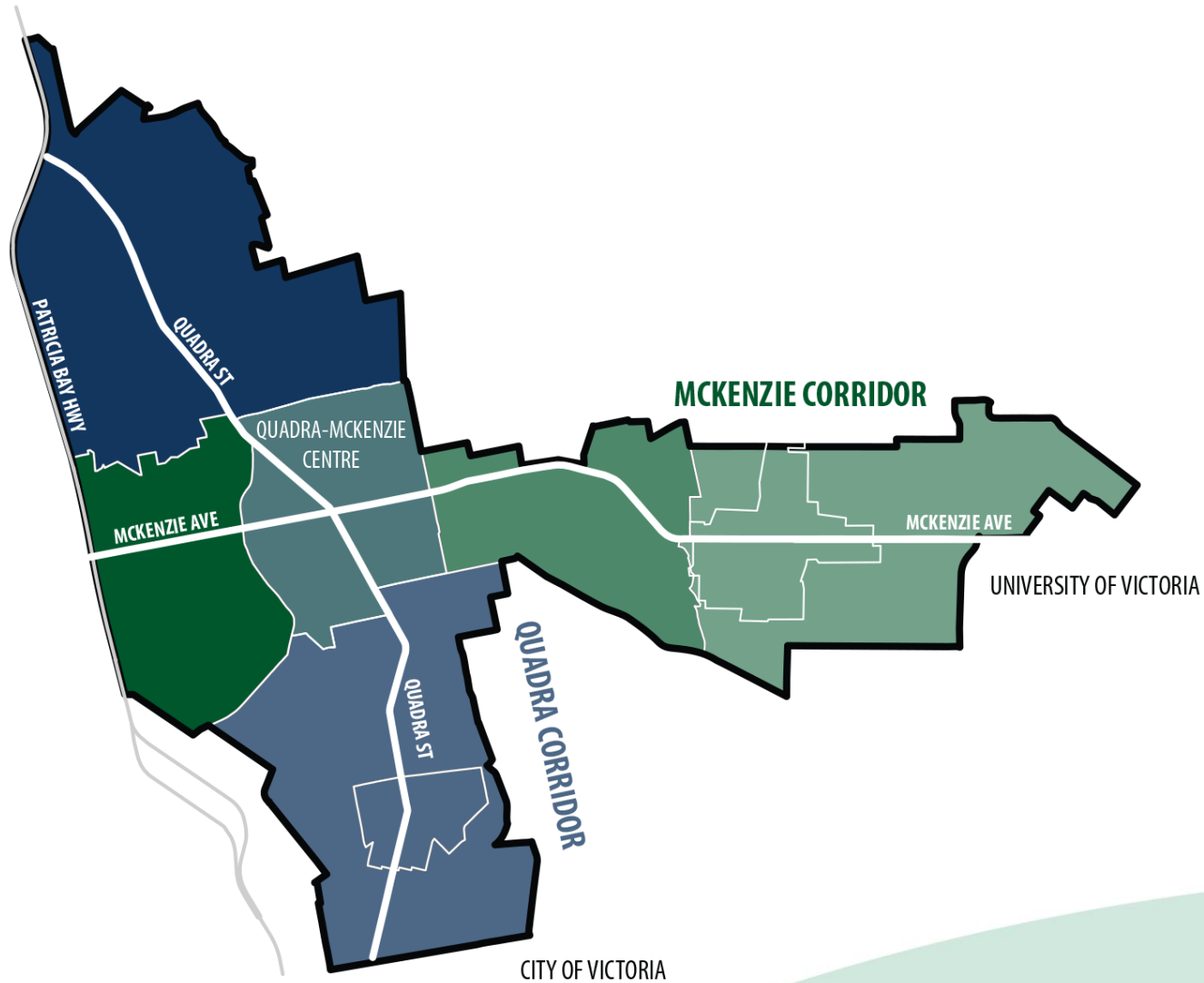
Quadra McKenzie Study Overview



- A plan to guide growth and change over next 20 years
- Primarily focused on land use and transportation
- Contains 40% of Official Community Plan (OCP) Primary Growth Areas



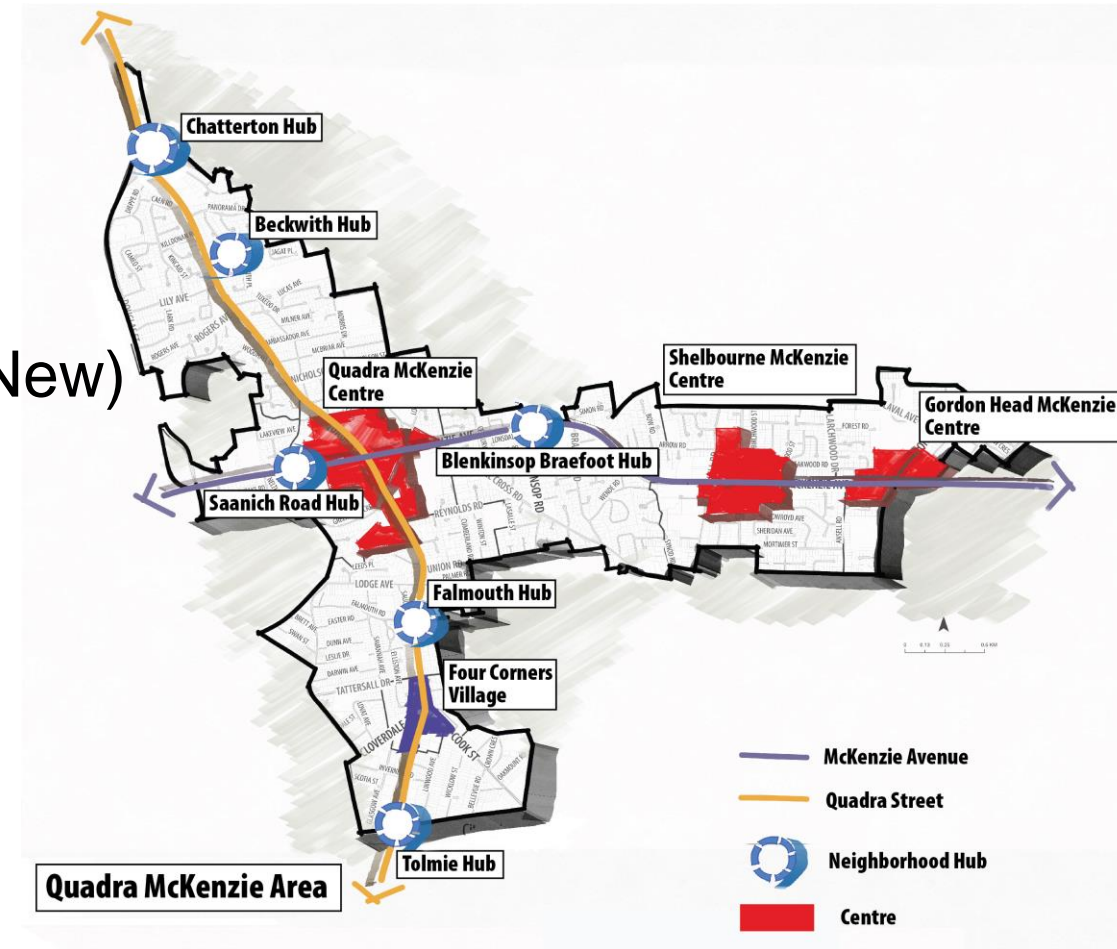
Study Area



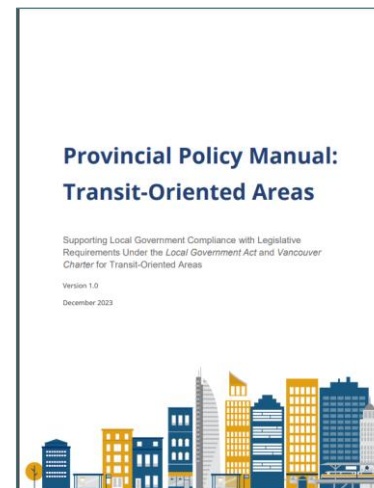
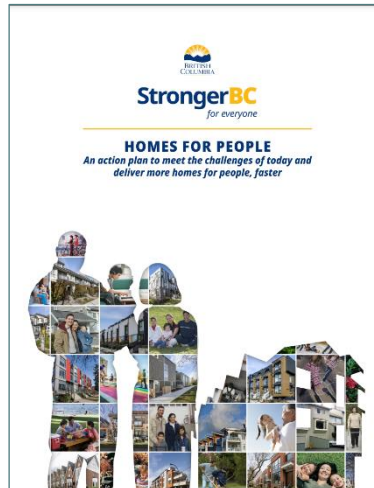
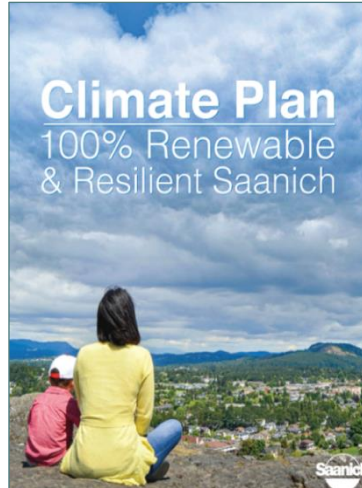
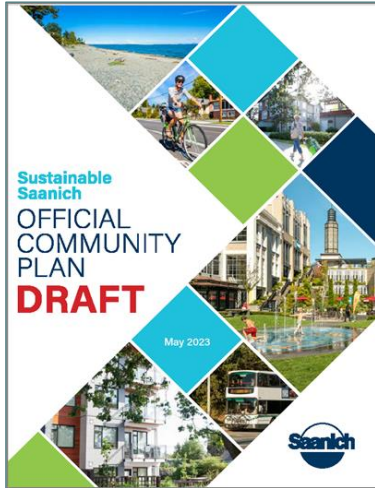
Project Overview



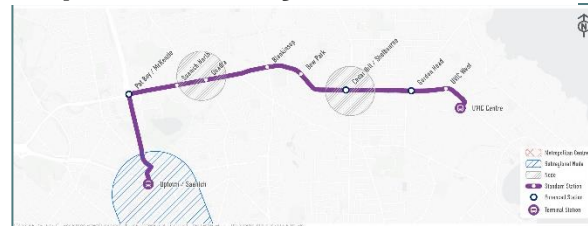
- **Centre, Corridor and Village areas:**
 - Quadra McKenzie Centre
 - Shelbourne McKenzie Centre
 - Gordon Head McKenzie Centre (New)
 - McKenzie Corridor
 - Quadra Corridor
 - Four Corners Village
 - Hubs (New)



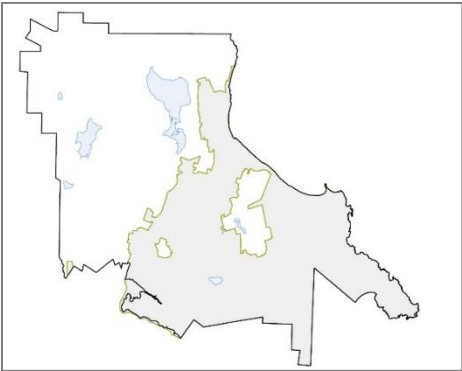
QMS Project Inputs & Influences



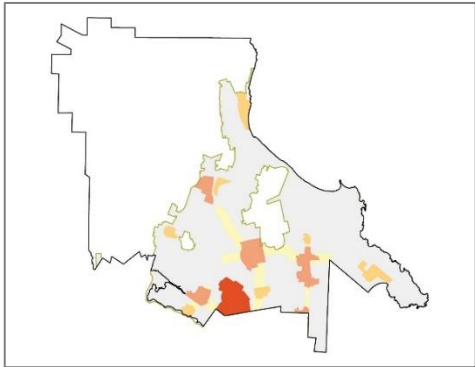
McKenzie Corridor RapidBus Study



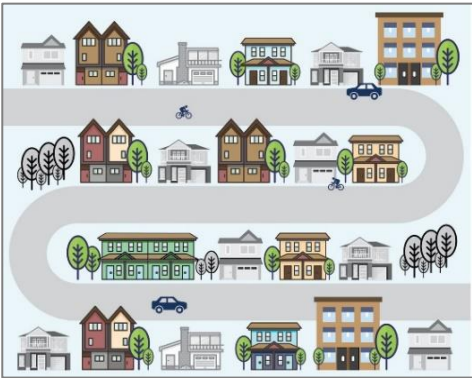
Saanich Official Community Plan (OCP)



Maintain the Urban Containment Boundary



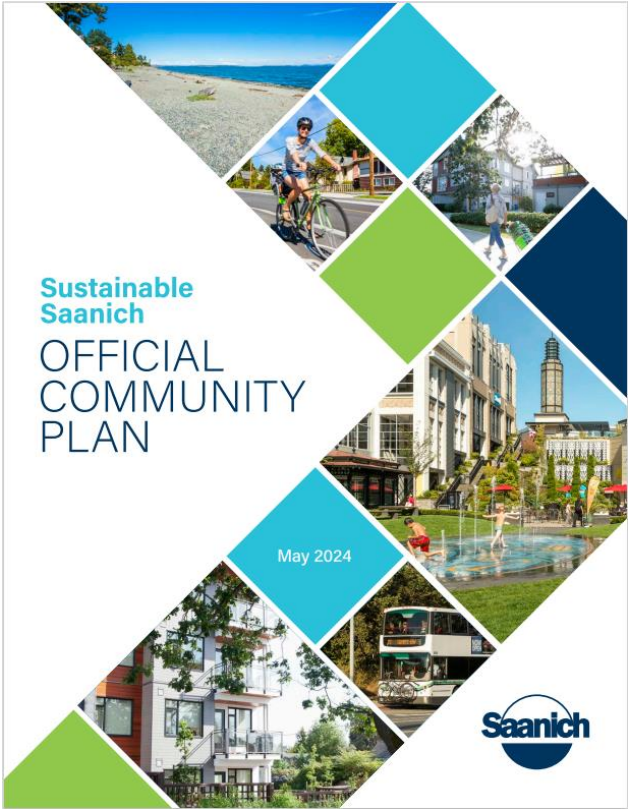
Accommodate most New Development in Primary Growth Areas



Expand Housing Diversity in Neighbourhoods



Make Saanich a 15-minute Community



Housing Strategy Focus Areas



1. Increase affordable and supportive housing



2. Promote and protect rental housing



3. Support housing diversity and increase supply



4. Reduce barriers to housing development



5. Strengthen partnerships



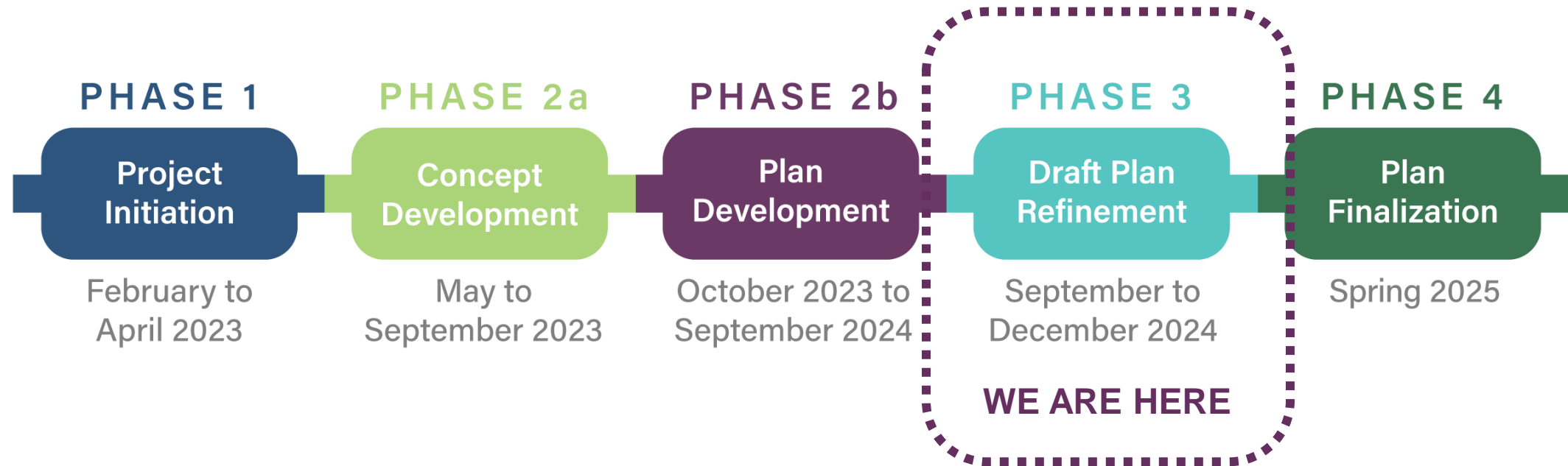
6. Enhance community engagement



7. Understand housing demand and address land speculation



Quadra McKenzie Study: Timeline

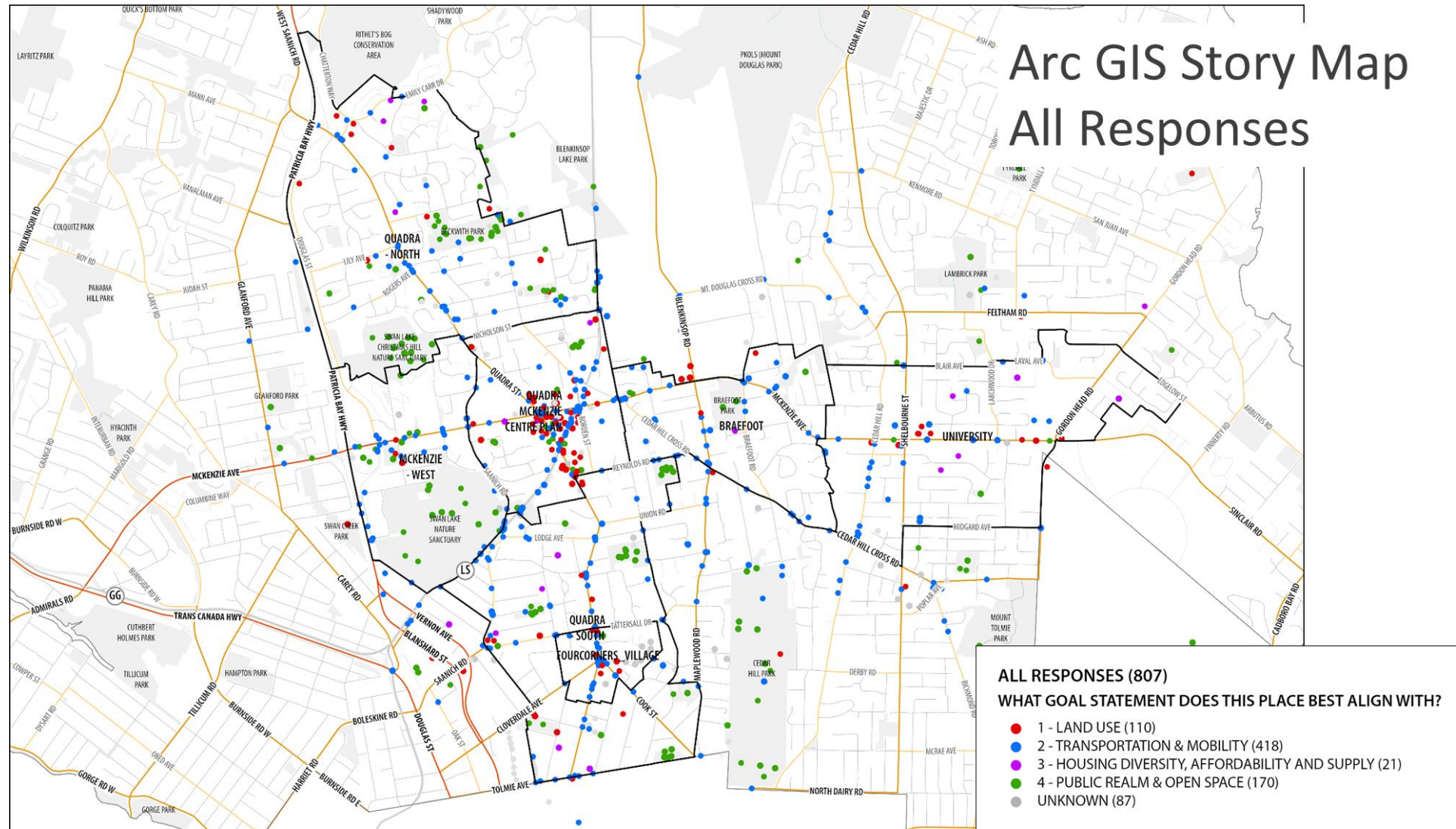


Phase 2 – Engagement Summary

- Engagement on issues/opportunities
- Feedback on land use and transportation concepts
- Phase 2 engagement – May 2023 to March 2024
 - ✓ Pop-Events (6)
 - ✓ In-person and online sessions – workshops and webinars (8)
 - ✓ Survey – online with print option and online mapping tool (2)
 - ✓ Large landowner notification
 - ✓ Targeted stakeholder interviews
 - ✓ Stakeholder meetings and webinar
 - ✓ Presentations to Community Associations



Phase 2a – Community Mapping



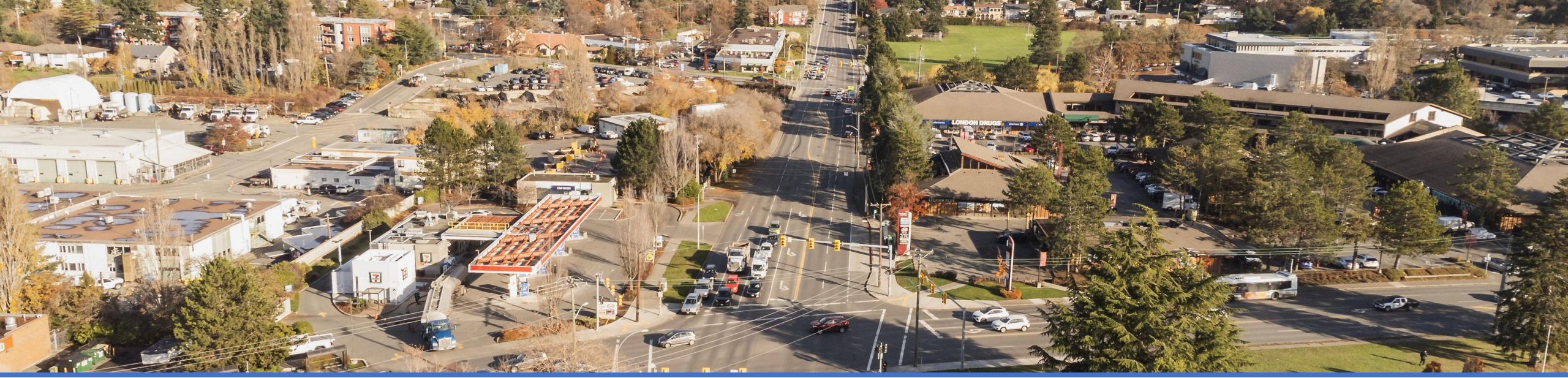
Phase 2b Workshops

Four Interactive Workshops

- McKenzie Corridor
- Quadra Corridor
- Transportation
- Focus Areas

Tested planning concepts and preliminary directions





Draft Quadra McKenzie Plan

Quadra McKenzie Plan: Project Goals



Land Use

Implement Centre, Corridor and Village growth management framework to build compact, livable and sustainable communities.



Transportation & Mobility

Re-design McKenzie Avenue and Quadra Street as *Complete Streets* and enhance the active transportation network.



Housing Diversity, Affordability and Supply

Focus housing growth within Quadra McKenzie Centre, Four Corners Village, and along the Quadra and McKenzie Corridors.



Public Realm & Open Space

Support community liveability through a strengthened public realm and a walkable network of parks and amenities.

Quadra McKenzie Plan: Key Plan Directions



1

Implement Rapid Transit on the McKenzie Corridor

Redesign McKenzie Avenue to provide high quality, efficient transit service that aligns with mixed-use commercial Hubs and active transportation options.



2

Connect the University of Victoria to urban Saanich

Introduce a new Centre at Gordon Head Road and McKenzie Avenue and implement land use, transportation and public realm changes that integrate the UVIC campus with Saanich.



3

Introduce Corridor Hubs to expand walkable 15-minute neighbourhoods

Support community-focused Corridor Hubs that provide commercial services, accessible public spaces and multi-modal connections to improve walkable access to daily needs.



Quadra McKenzie Plan: Key Plan Directions



4

Expand housing in locations near high frequency transit

Provide opportunities for more housing options to be located within walking distances of high frequency transit corridors to support car light living.



5

Use density incentives to obtain desired community outcomes

Trial a pilot density bonus system that incentivizes housing affordability and diversity, urban forest, environment, heritage, public realm, private amenity space and 15-minute community outcomes.



6

Provide greater housing diversity near parks

Support the integration of diverse housing opportunities near recreational parks to promote more equitable access to amenities.



Quadra McKenzie Plan: Key Plan Directions



7

Celebrate the Lochside Trail as a community asset

Enhance the role of the Lochside Trail as a community amenity, public space and regional transportation route.



8

Enhance Quadra Street as a Complete Street

Redesign Quadra Street as a complete street with enhanced transit, cycling facilities, sidewalks and treed boulevards integrated with pedestrian-oriented land uses.



9

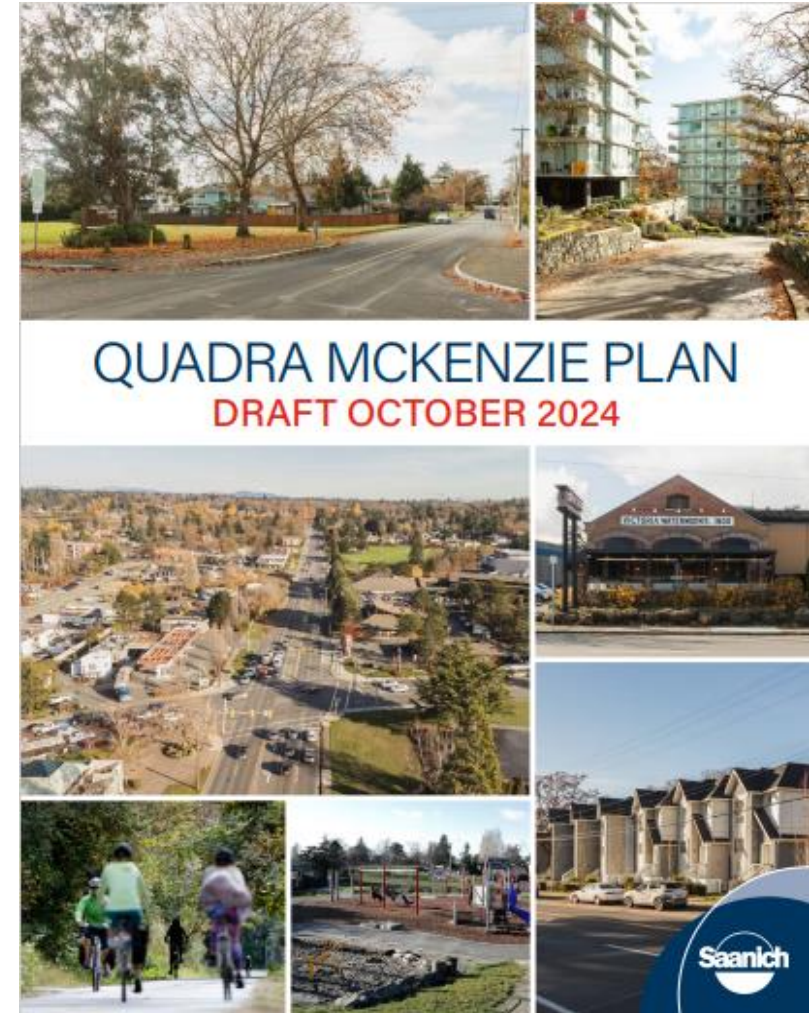
Revitalize the Saanich Operations Centre with a greater mix of uses

Redevelop the Saanich Operations Centre as a modern facility with a greater mix of uses and public realm improvements to serve community needs.



Plan Chapters

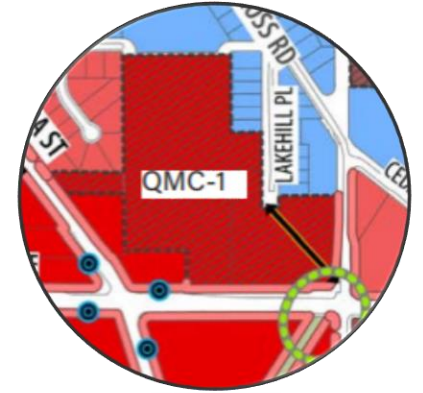
- Introduction
- Key Plan Goals
- Land Use
- Transportation
- Parks, Trails, Open Spaces and Community Facilities
- McKenzie Corridor
- Quadra Corridor
- Implementation



Land Use Framework



- Builds on the broader land use designations of the OCP
- Links transportation to land use with corridor design concepts for McKenzie Avenue and Quadra Street
- Special sites have been identified based on-site features (e.g. habitat areas) / distinct uses
- Density Framework seeks to incentivize key outcomes

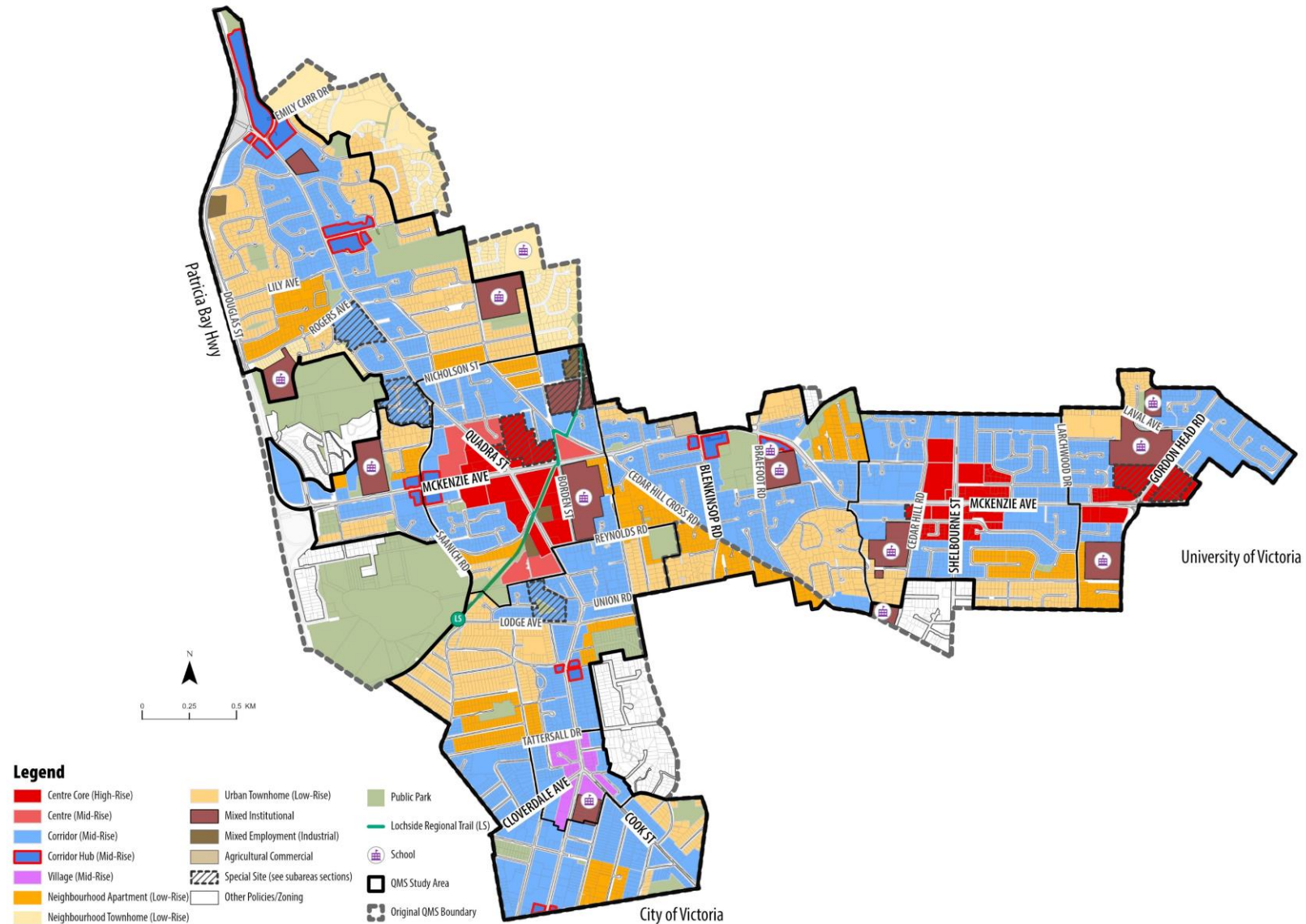


QUADRA MCKENZIE DENSITY FRAMEWORK

Supplement to Quadra McKenzie Plan

DRAFT OCTOBER 2024

Land Use Designations





Centre



Village



Corridor Hub



Corridor



Neighbourhood Apartment

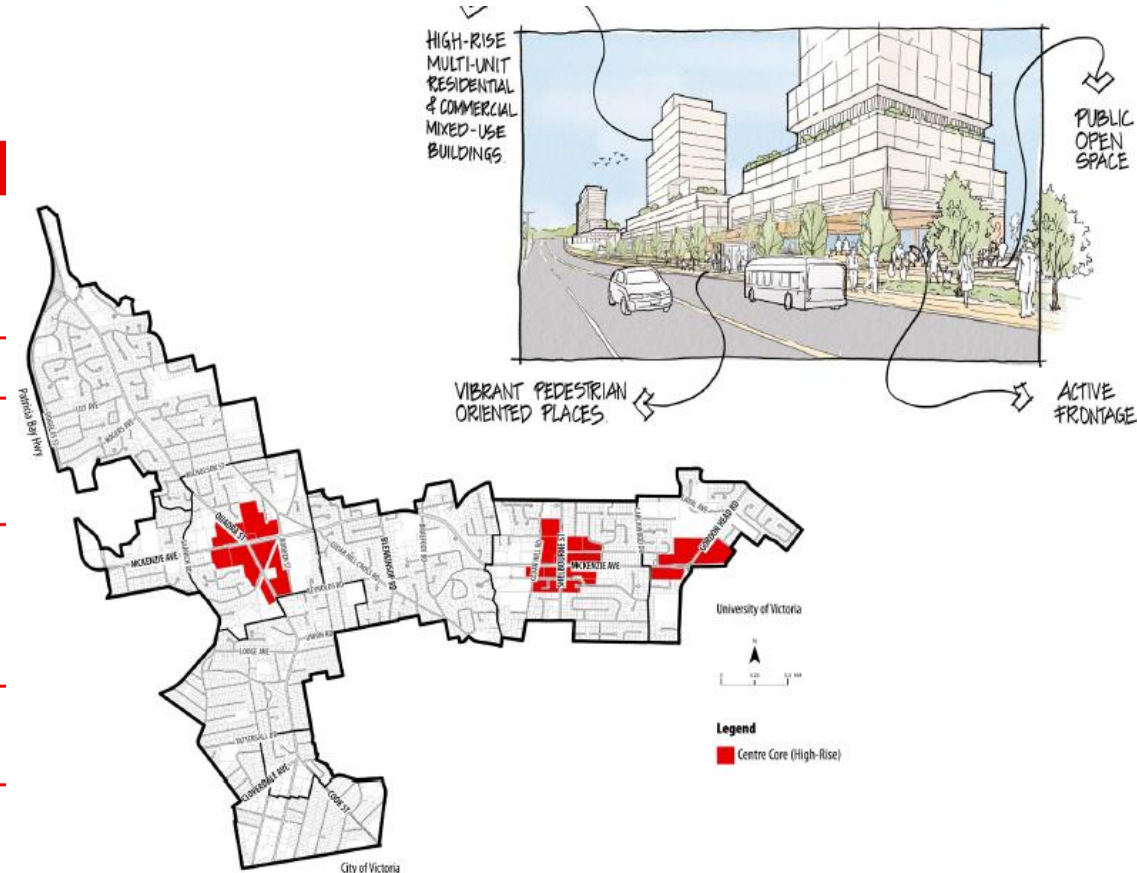


Urban Townhome

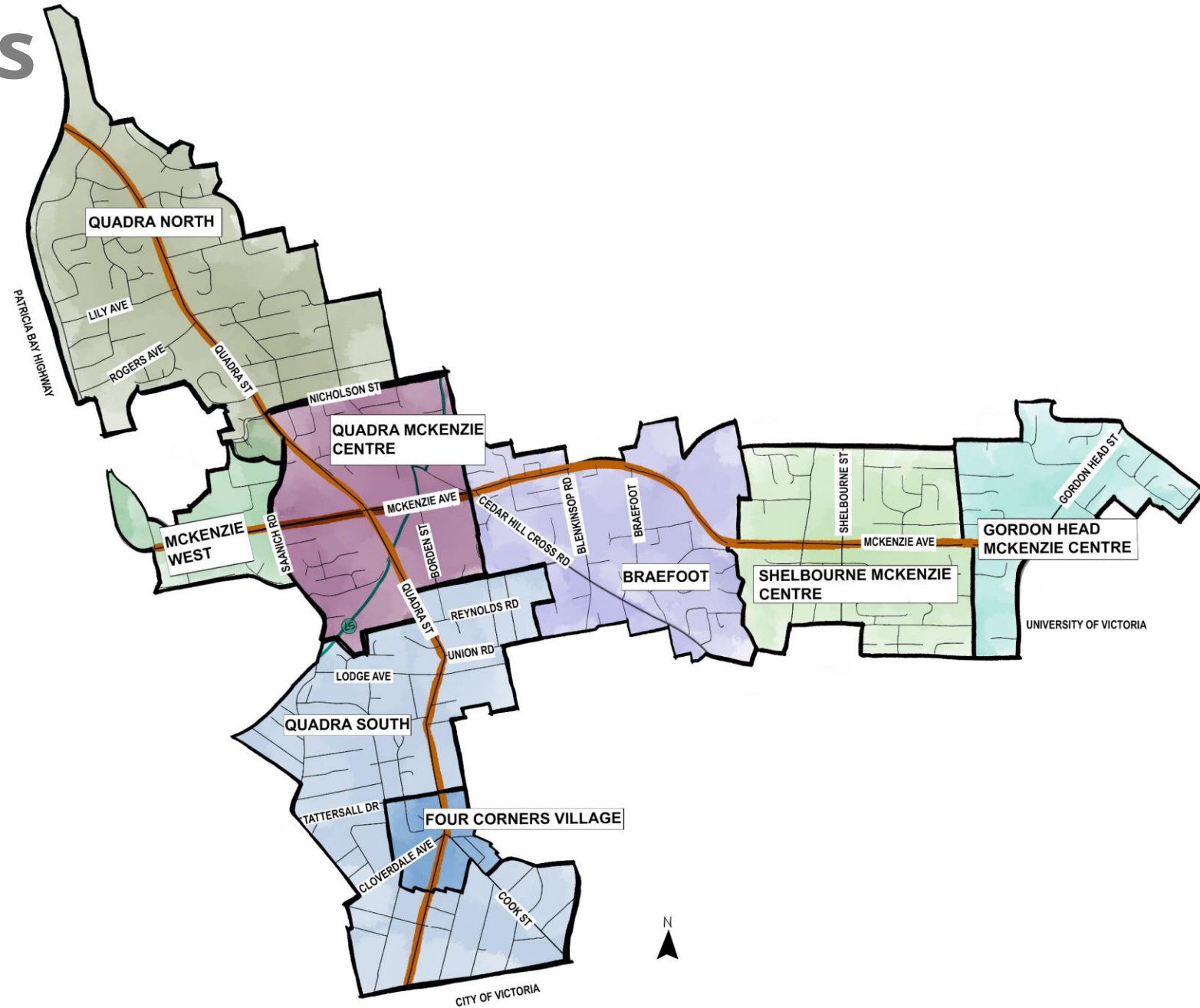
Land Use Designation Example

Centre Core

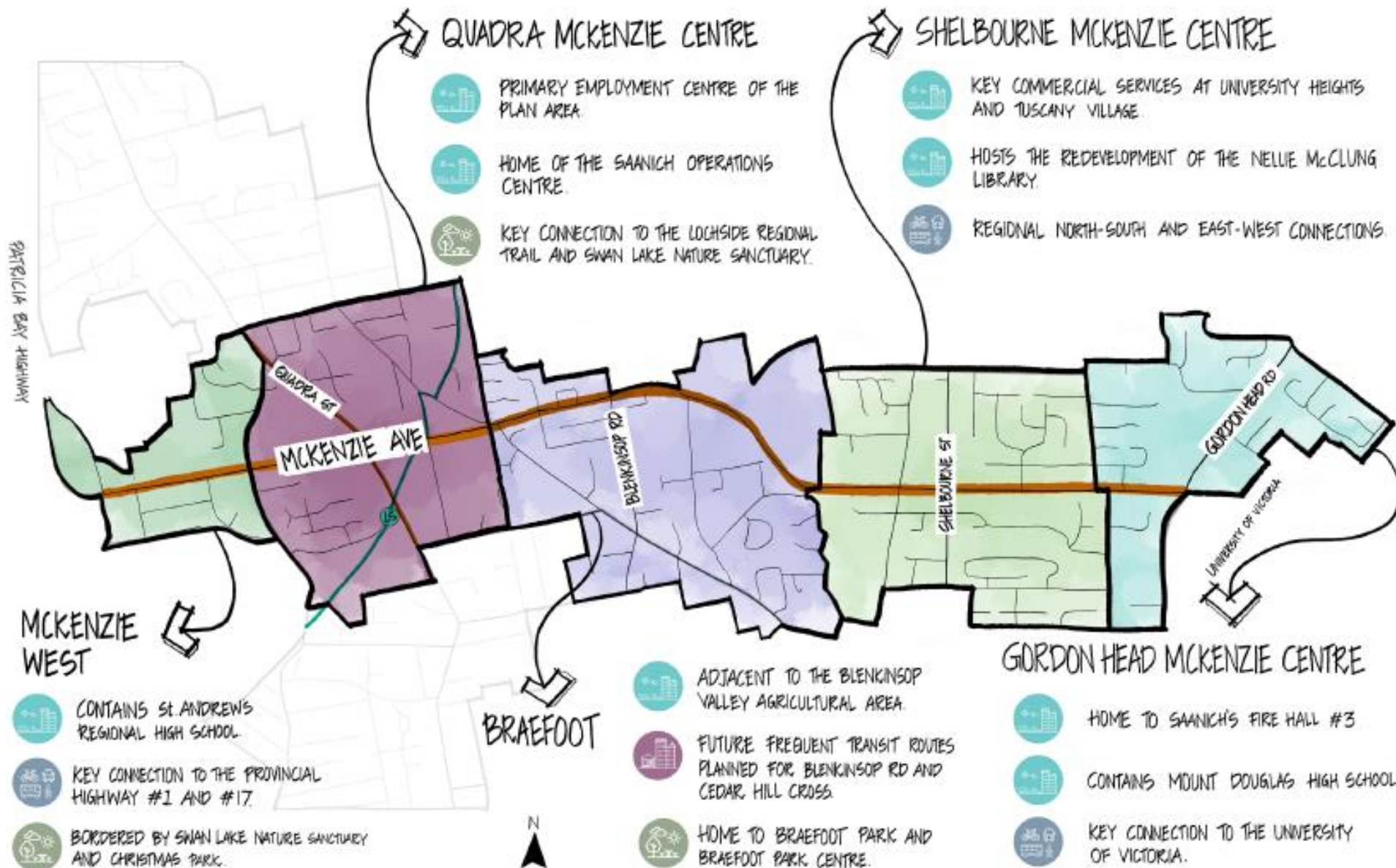
Description	Centres are intended to meet a broad range of community and regional commercial and service needs and contain significant employment and housing opportunities and transportation options. Each Centre will offer higher densities to provide vibrant pedestrian-oriented places, open spaces and high-quality urban design. The Centre Core designation provides an opportunity for the greatest concentration of densities in the QM area.
Use	Predominantly multi-unit residential, commercial mixed-use, institutional or commercial, limited opportunity for light/ultra-light industrial, and significant park/public open spaces.
Building Type and Form	High-Rise multi-unit residential and commercial mixed-use buildings. Mid-Rise buildings supported for large site redevelopment. Large sites should include a variety of building forms to break up sites, provide new access, accommodate public open space and activate multiple frontages.
Street Interface	Residential buildings should include ground-oriented units with direct access, frontages, and views to the street or lane. Street-level commercial units should provide a range of smaller frontages that animate the street Buildings fronting the Lochside Regional Trail should be set back to enable safe access and an engaging interface.
Height (storeys) Base Maximum	Mid-Rise: 6 11 High-Rise: 12 18 On larger sites, a range of building heights is desirable to enable transitions, responding to multiple frontage contexts and site compositions.
Density (FSR) and Density Bonusing	2.0 - 5.5 FSR



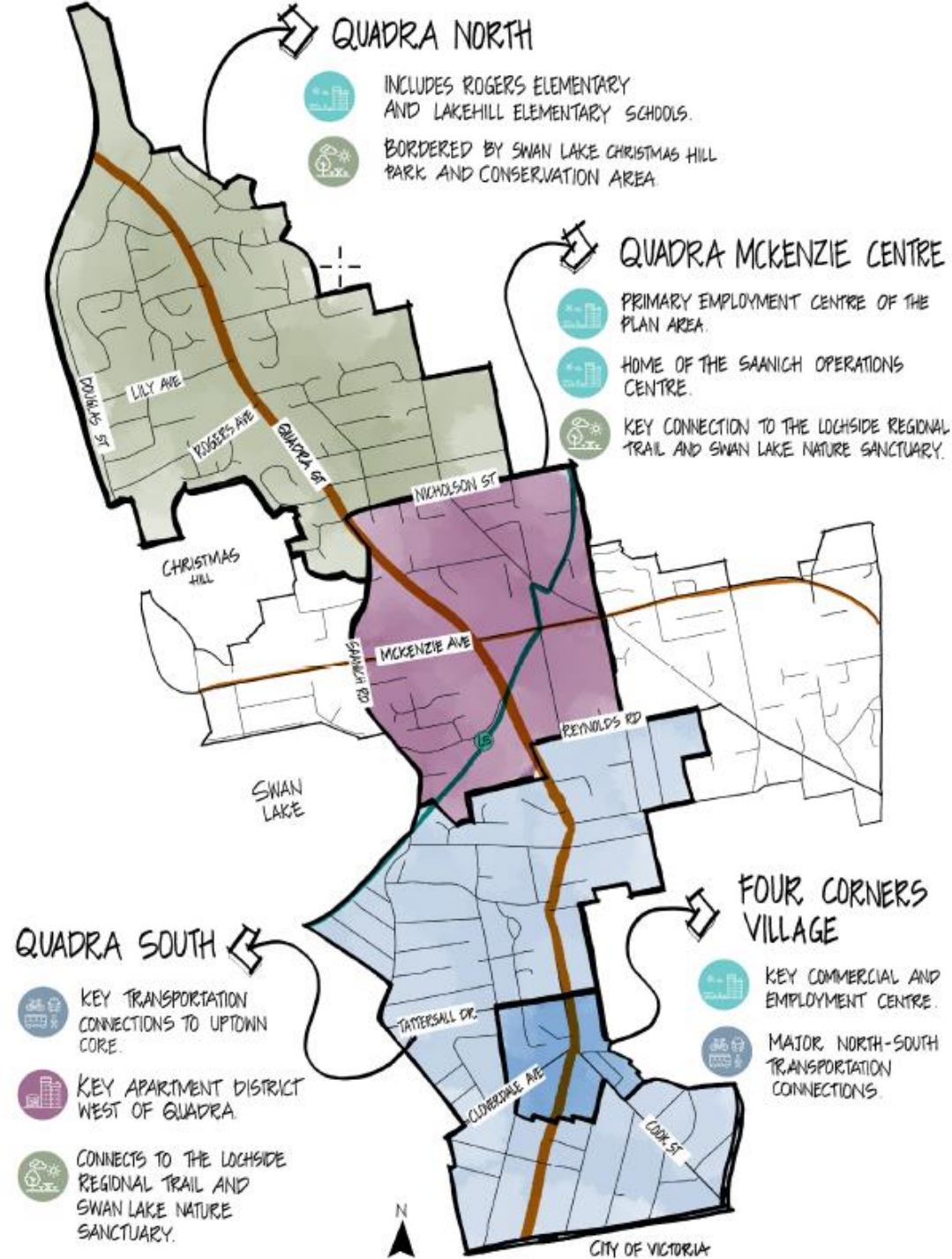
Sub Areas



McKenzie Corridor Sub areas

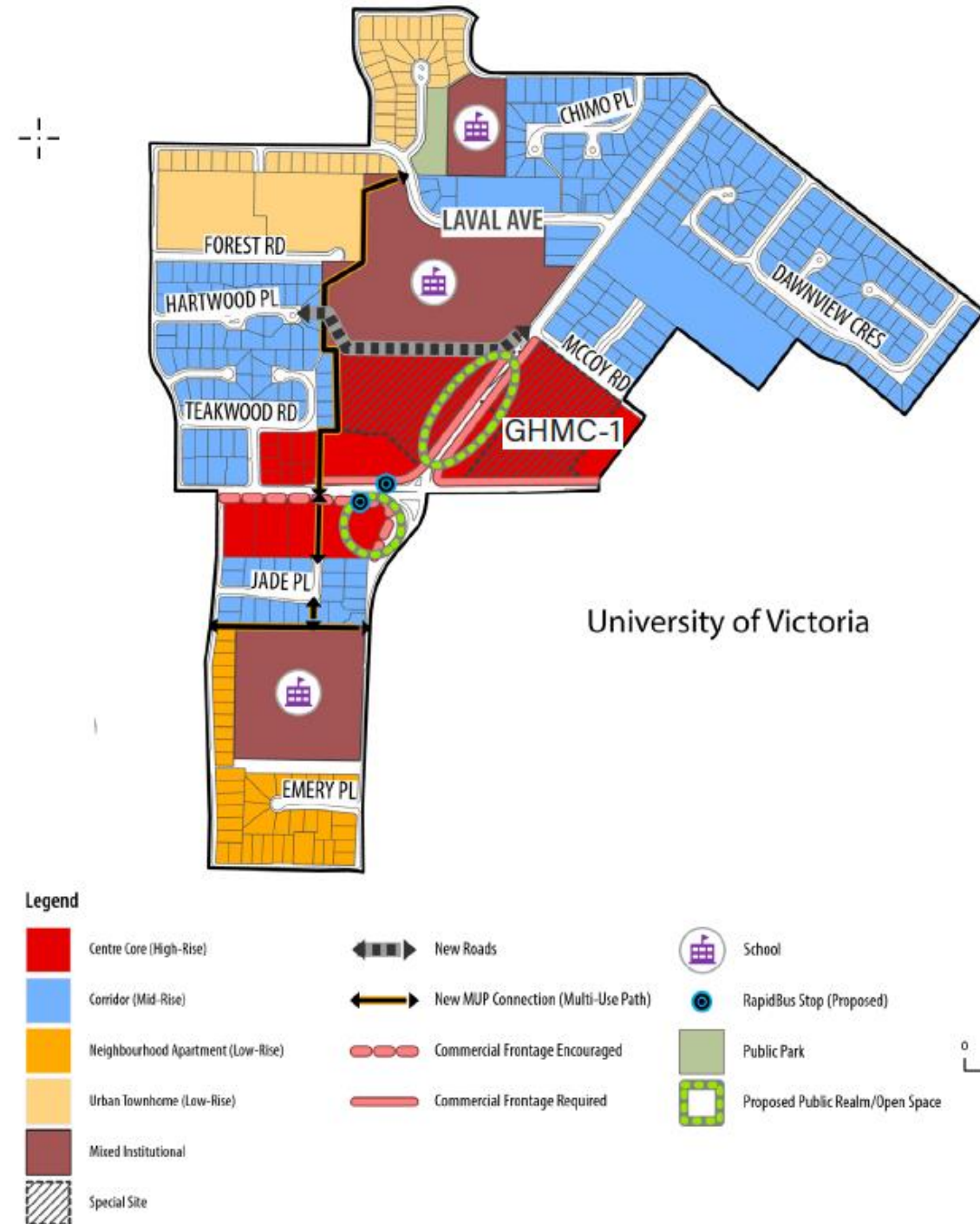


Quadra Corridor Sub areas



Sub Area Directions

- Land use designation by parcel
- Identification of Special Sites
- New pedestrian / cycling connections
- Priority locations for new public space
- Commercial space
- Major transit stops



Density Framework



- Goal is to incentivize specific outcomes in new developments
- Flexible framework that can respond to site characteristics of project goals
- Key incentive areas are housing, environment, public realm, use, private amenity space, and heritage
- Separate from the Plan
- Pilot initiative



QUADRA MCKENZIE DENSITY FRAMEWORK

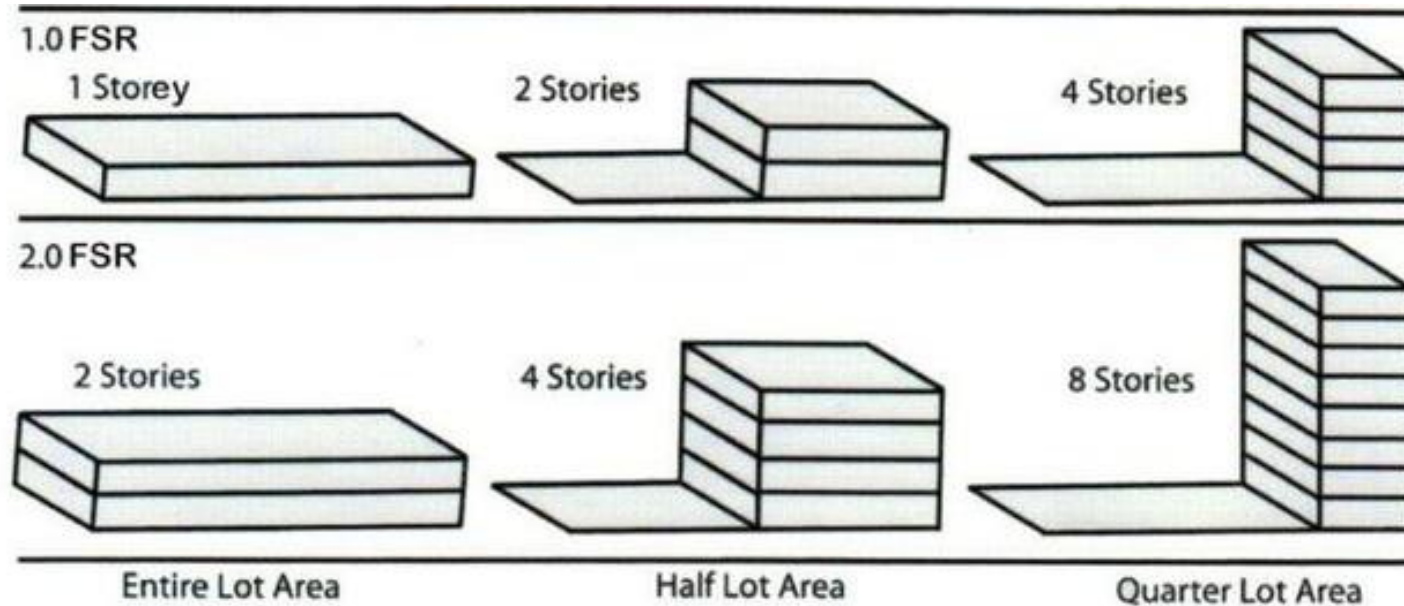
Supplement to Quadra McKenzie Plan

DRAFT OCTOBER 2024

Density Framework



- Based on Floor Space Ratio / FSR
- Works with height limits in Land Use Designation



Density Framework

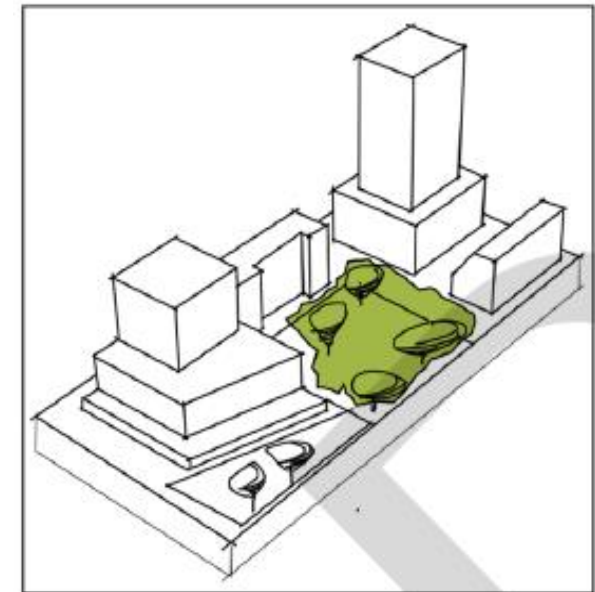
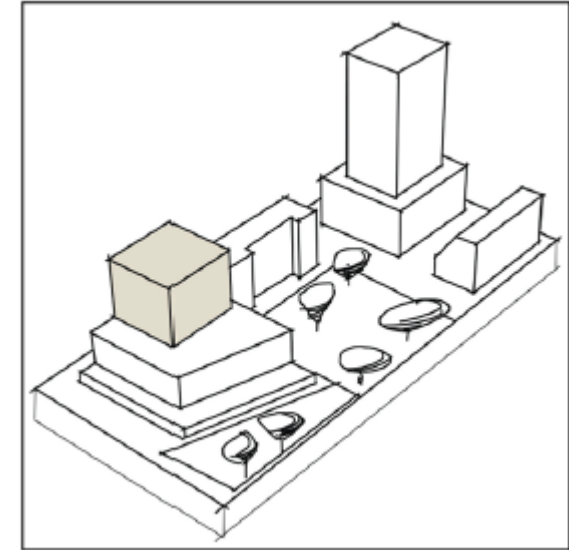


Designation	Location	Base Density	Location	Maximum Density
Centre Core	McKenzie Ave. or Quadra St.	2.5 FSR	Major Road	5.5 FSR
	Other sites	2.0 FSR	Collector Road or Large Site (>3000 m ²)	5.0 FSR
			Other sites	4.5 FSR

Incentive Areas



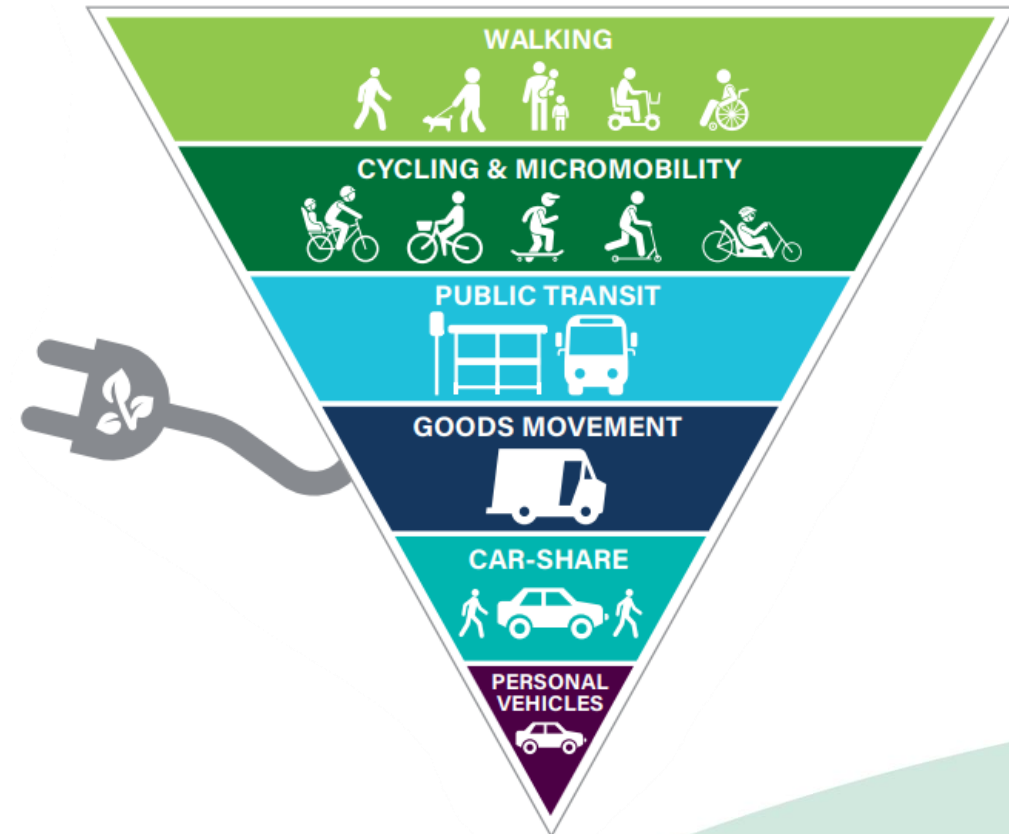
- Below Market Housing Units
- Family size Housing Units (3+ Bdrm)
- Retention of High Value Trees
- Achievement of Canopy Cover Targets
- Heritage Retention / Designation
- Commercial or Community Uses
- Publicly Accessible Open Space
- Pedestrian / Cycling Connections
- Undergrounding Utilities
- Private Amenity Space



Transportation



A key direction in the OCP is to prioritize modes within the transportation network based on the Mobility Priority Pyramid by creating exceptional environments for walking and cycling and taking transit to the next level.

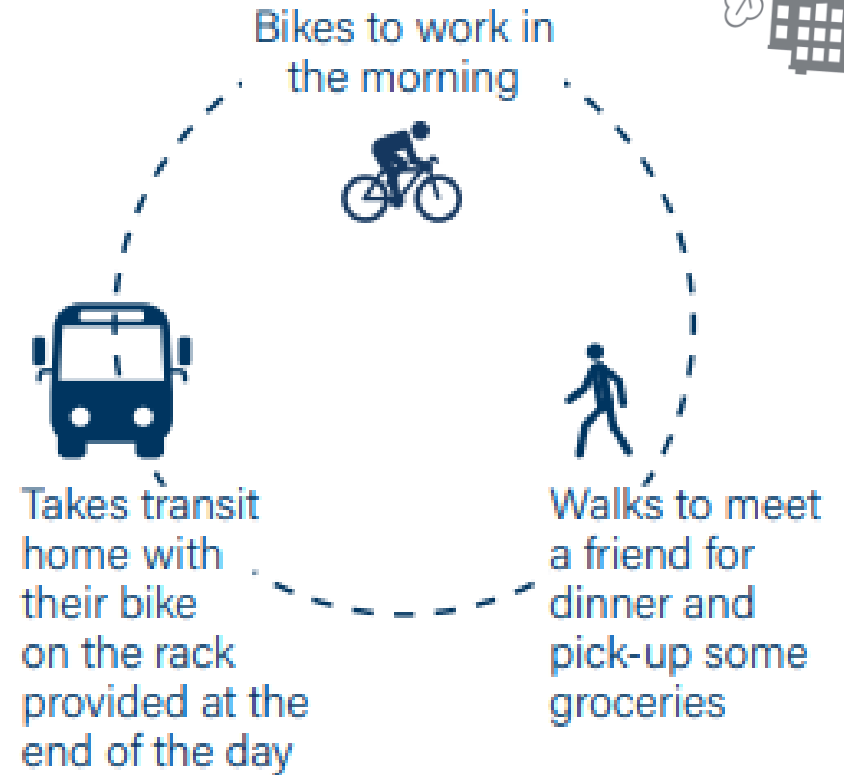
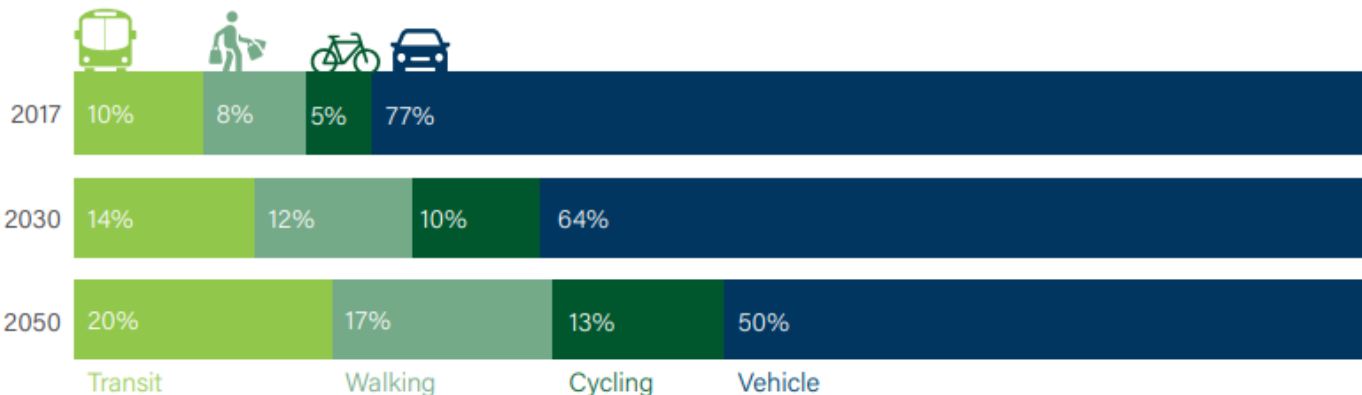


ATP - Multi-modal Targets



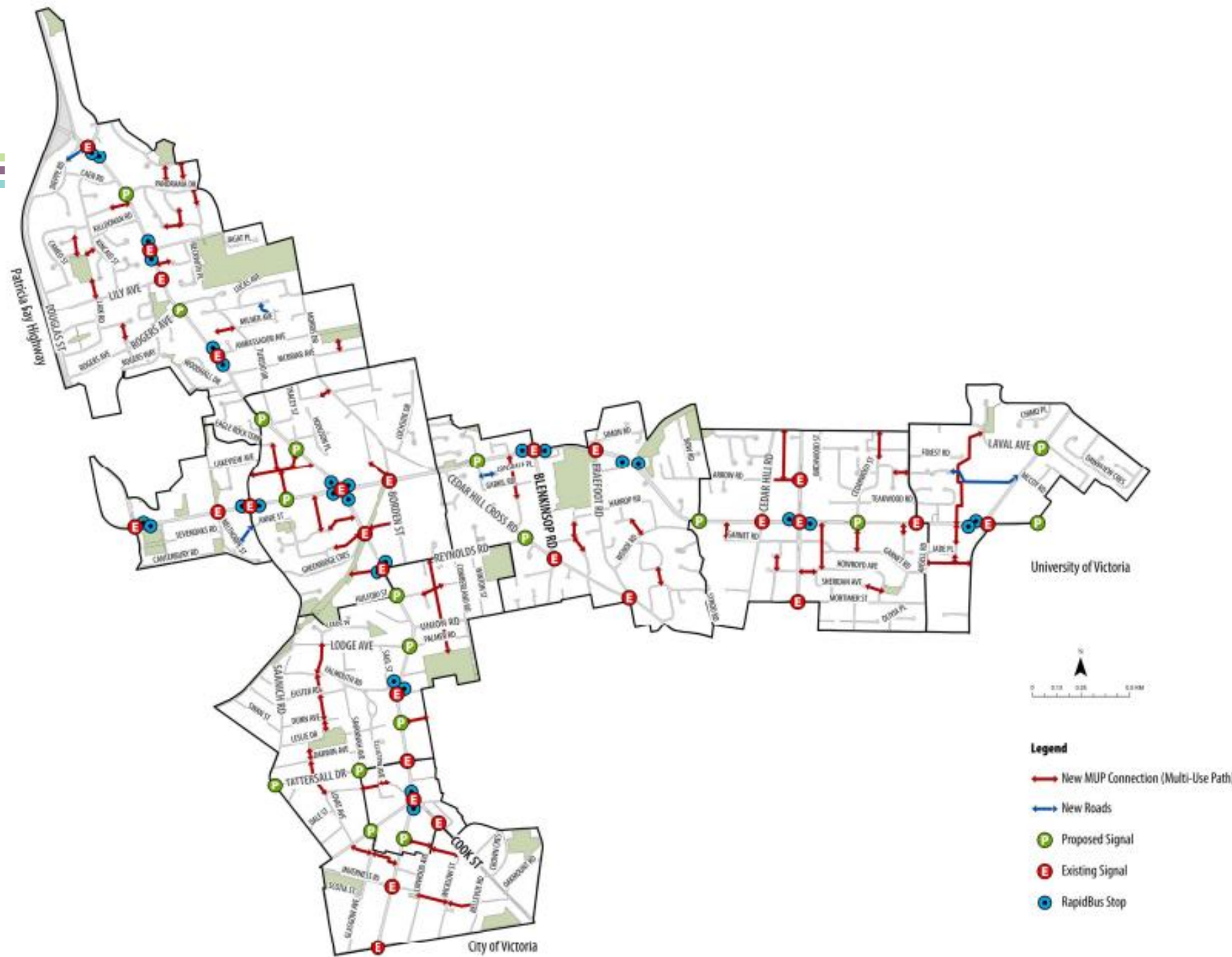
Multi-modal transportation refers to linking together different forms of transportation, such as walking, cycling, transit, and vehicle travel, to move around the community safely and conveniently.

Mode-split Targets to 2050





Network Connectivity



McKenzie Corridor



- Rapid Transit Corridor
- Primary East-West Corridor in Saanich
- Connections with UVIC and Provincial Highways
- Long stretches of Corridor with limited services and amenities

CORRIDOR



LAND USE



HOUSING



TRANSPORTATION



PUBLIC REALM

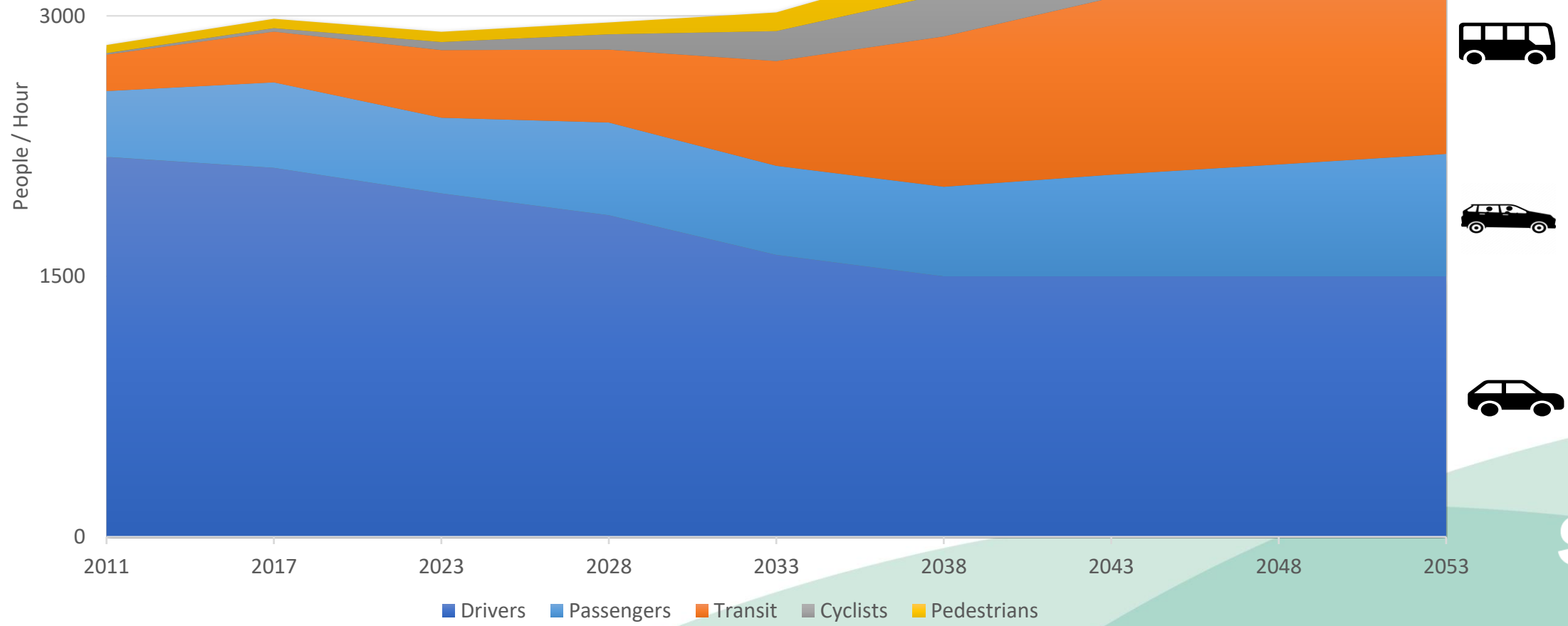


McKenzie Ave People Per Hour

4500



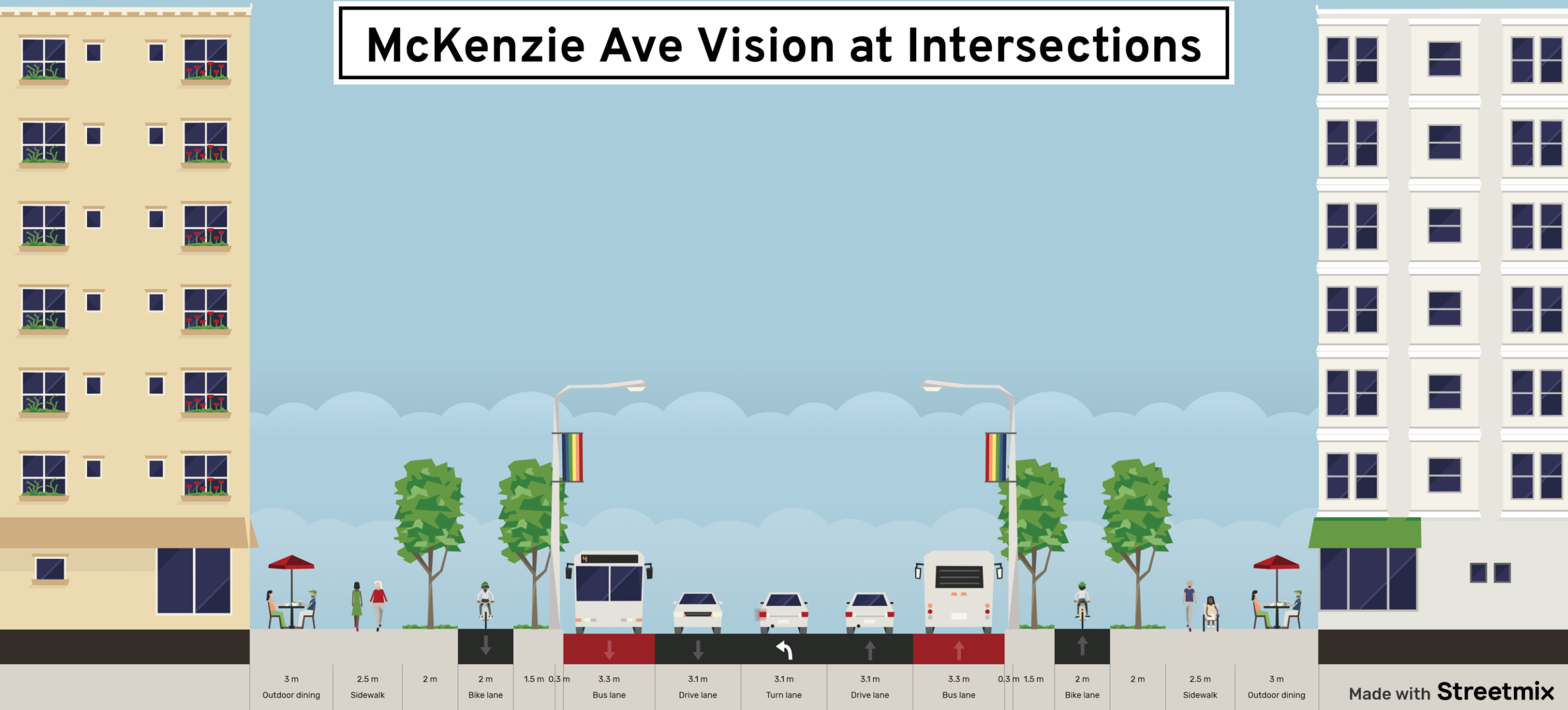
Anticipated Travel on McKenzie
High Growth and Regional Transit Priority



McKenzie RapidBus Corridor Study



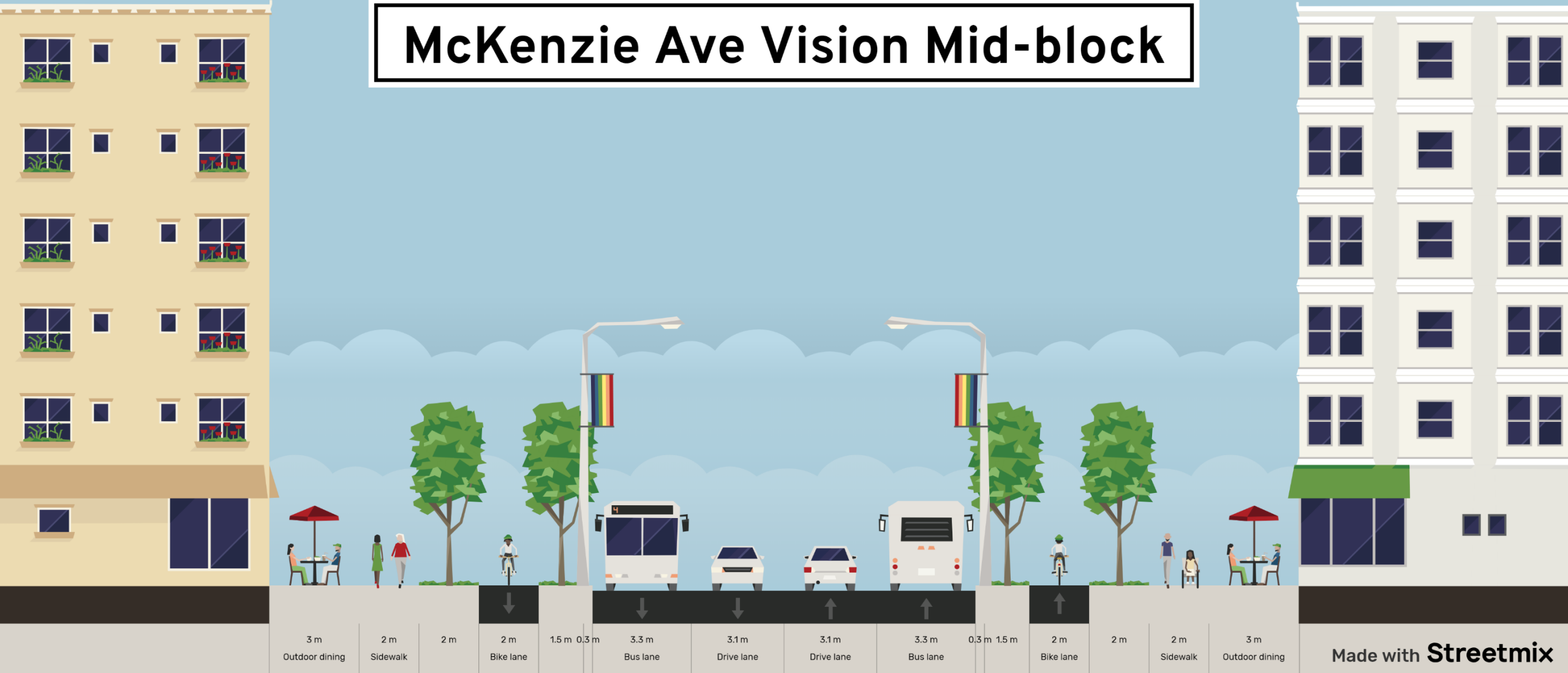
McKenzie Ave Vision at Intersections

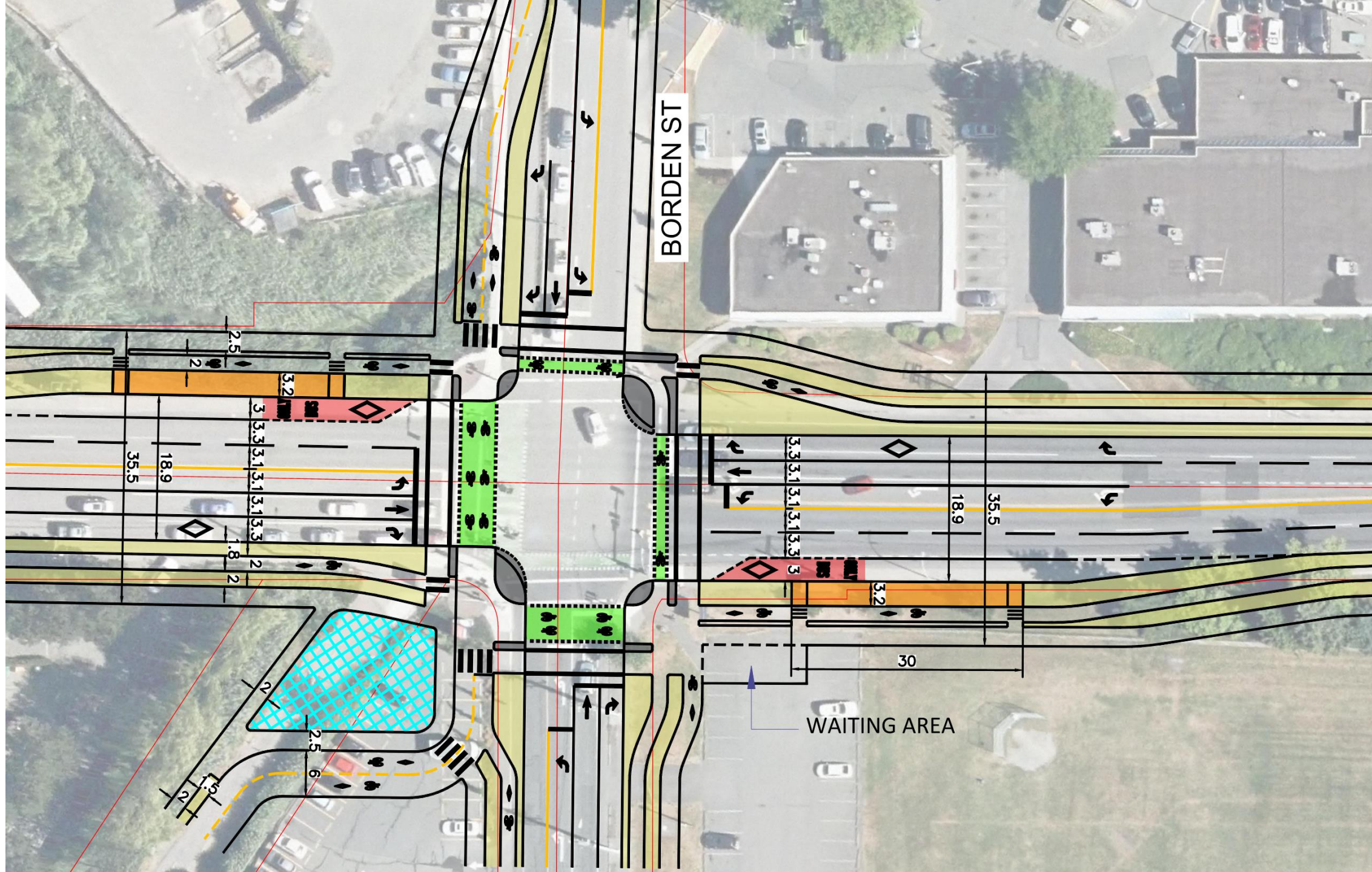


McKenzie RapidBus Corridor Study

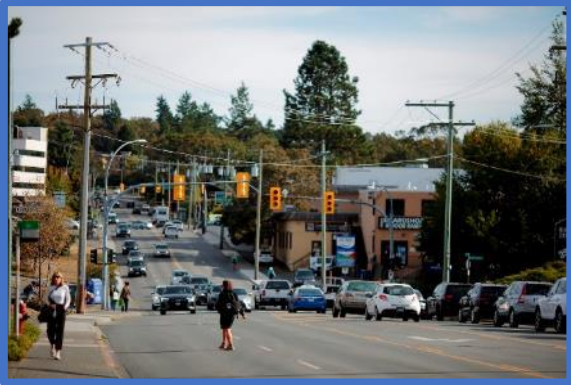


McKenzie Ave Vision Mid-block





Quadra Corridor



- Frequent Transit Corridor (7-minute frequency)
- Four Corners Village
- Connection with City of Victoria
- Long stretches of Corridor with limited services and amenities

CORRIDOR



LAND USE



HOUSING



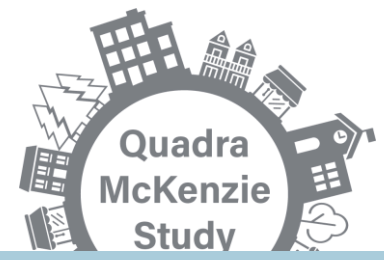
TRANSPORTATION



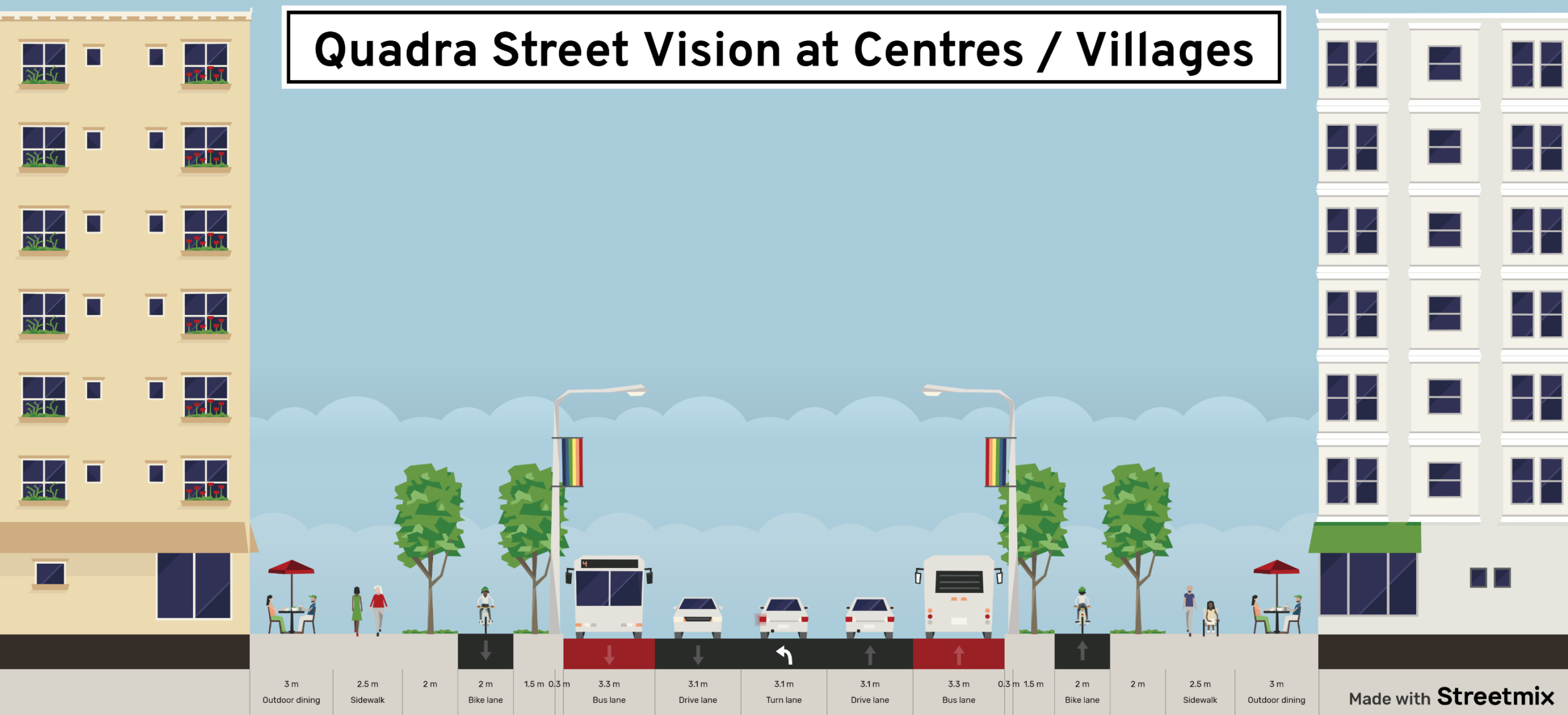
PUBLIC REALM



Quadra Street Vision



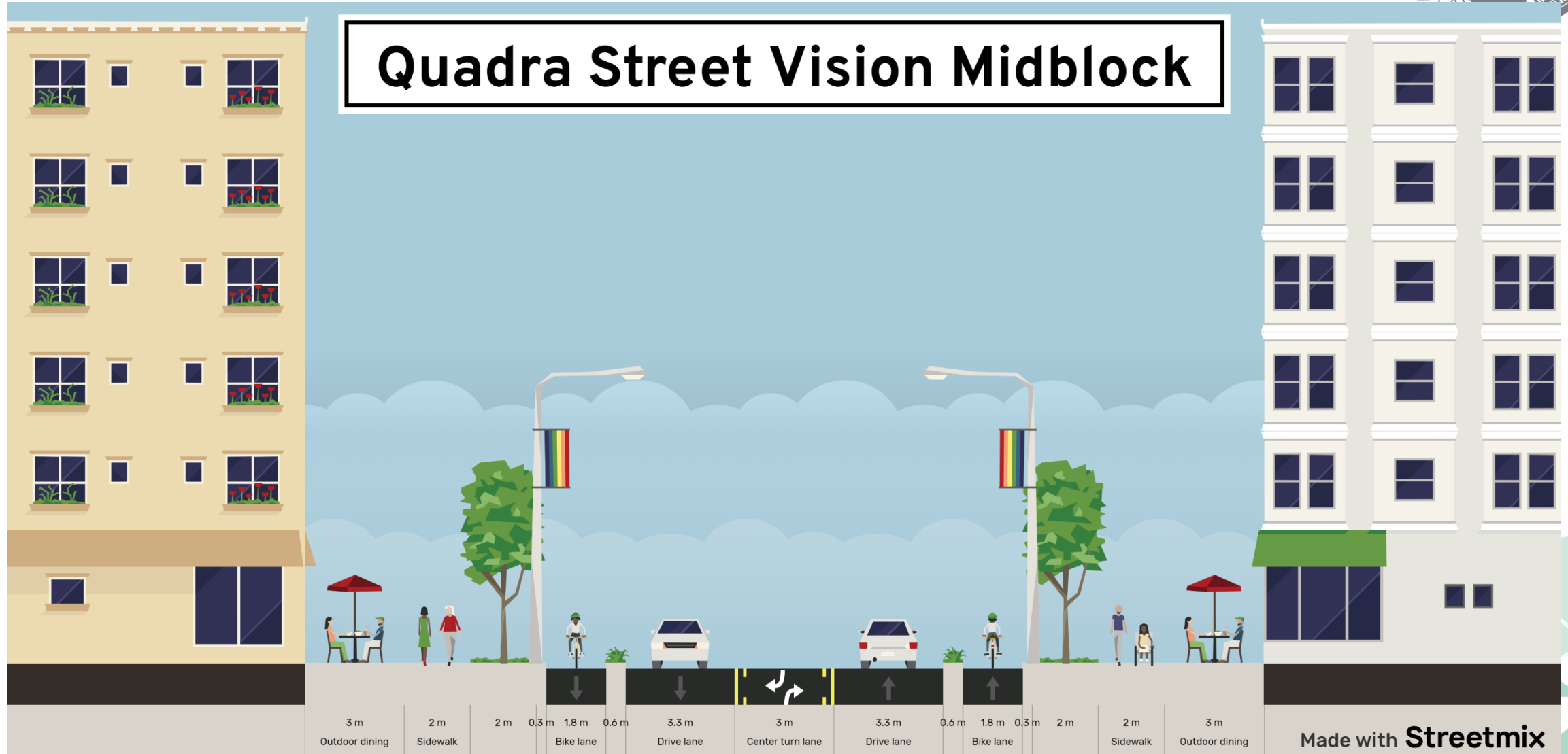
Quadra Street Vision at Centres / Villages



Quadra Street Vision



Quadra Street Vision Midblock



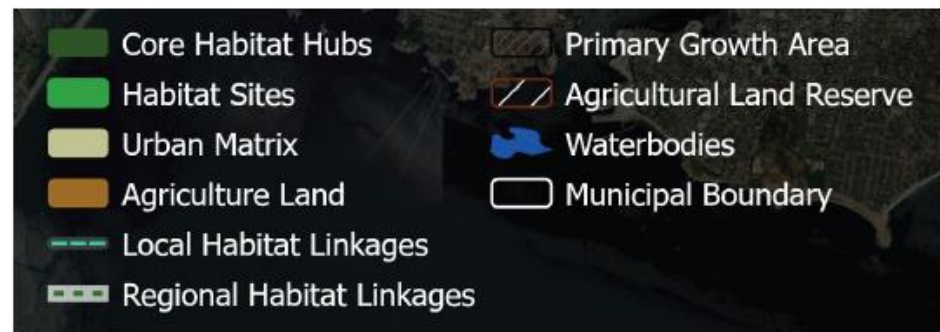
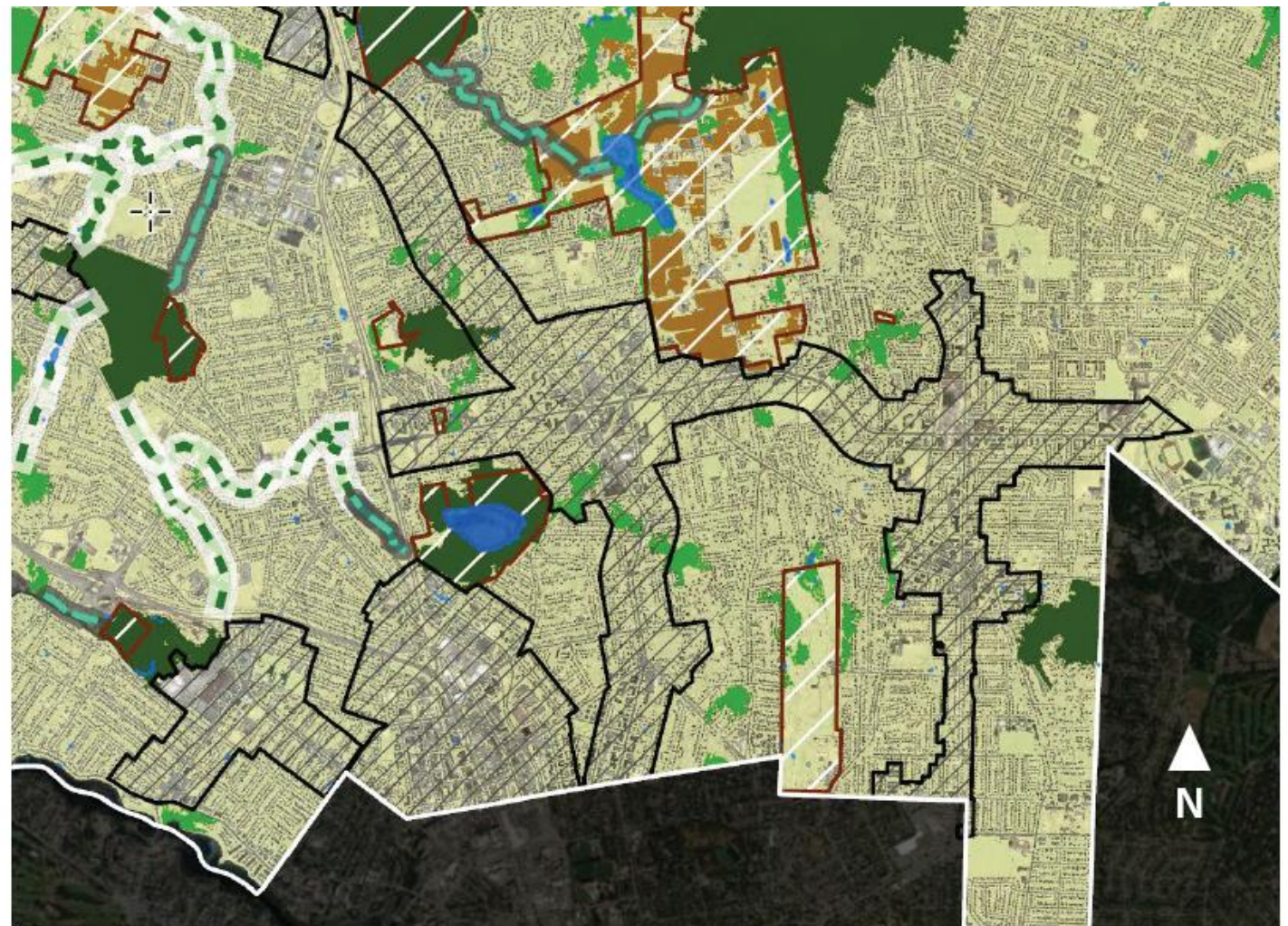
Parks Open Spaces and Community Facilities



- Build on Urban Forest Strategy and Biodiversity Conservation Strategy
- Guided by 3-30-300 Principle
- Locations for new public spaces identified
- Enhance Lochside Trail as a community focal point
- Expand the role of Institutional sites



Biodiversity Conservation Strategy – Habitat Sites



Implementation



- Quadra McKenzie Plan will be aligned with Official Community Plan
- Policy will guide future decision making
- Combination of private investment and capital projects
- Land use changes only occur when initiated by property owners
- Additional work required to amend regulations, complete detailed design for infrastructure changes, etc.

Upcoming Engagement Opportunities



WHAT	WHEN	WHERE
Webinars	Wed. Oct. 30, 2024 12:00pm - 1:30pm or 6:30pm - 8:00pm	Register for webinars online at: saanich.ca/QMS
Open House #1	Sat. Nov. 2, 2024 11:00am - 3:00pm	Saanich Centre #105 - 3995 Quadra St.
Open House #2	Tues. Nov. 5, 2024 4:00pm - 8:00pm	Saanich Centre #105 - 3995 Quadra St.
Online Survey	Oct. 22, 2024 - Nov. 25, 2024	Online at: saanich.ca/QMS
Pop-up Events	Refer to webpage for locations and times at: saanich.ca/QMS	



Next Steps



- Public review of Draft Plan – survey open until November 25
- Staff analysis of public feedback and further plan refinement
- Proposed Plan presented to Council for consideration – Targeted Spring of 2025
- Public Hearing



Questions?



More info and survey: [Saanich.ca/qms](https://saanich.ca/qms)