

Welcome



What is the Quadra McKenzie Plan?

The Quadra McKenzie Plan (QMP) is focused on promoting sustainable land use and accommodating new housing and employment growth within well designed Centres, Corridors and Villages (CCV). This plan primarily focuses on the integral relationship between land use and transportation, helping guide change in the area over the next 20-25 years.

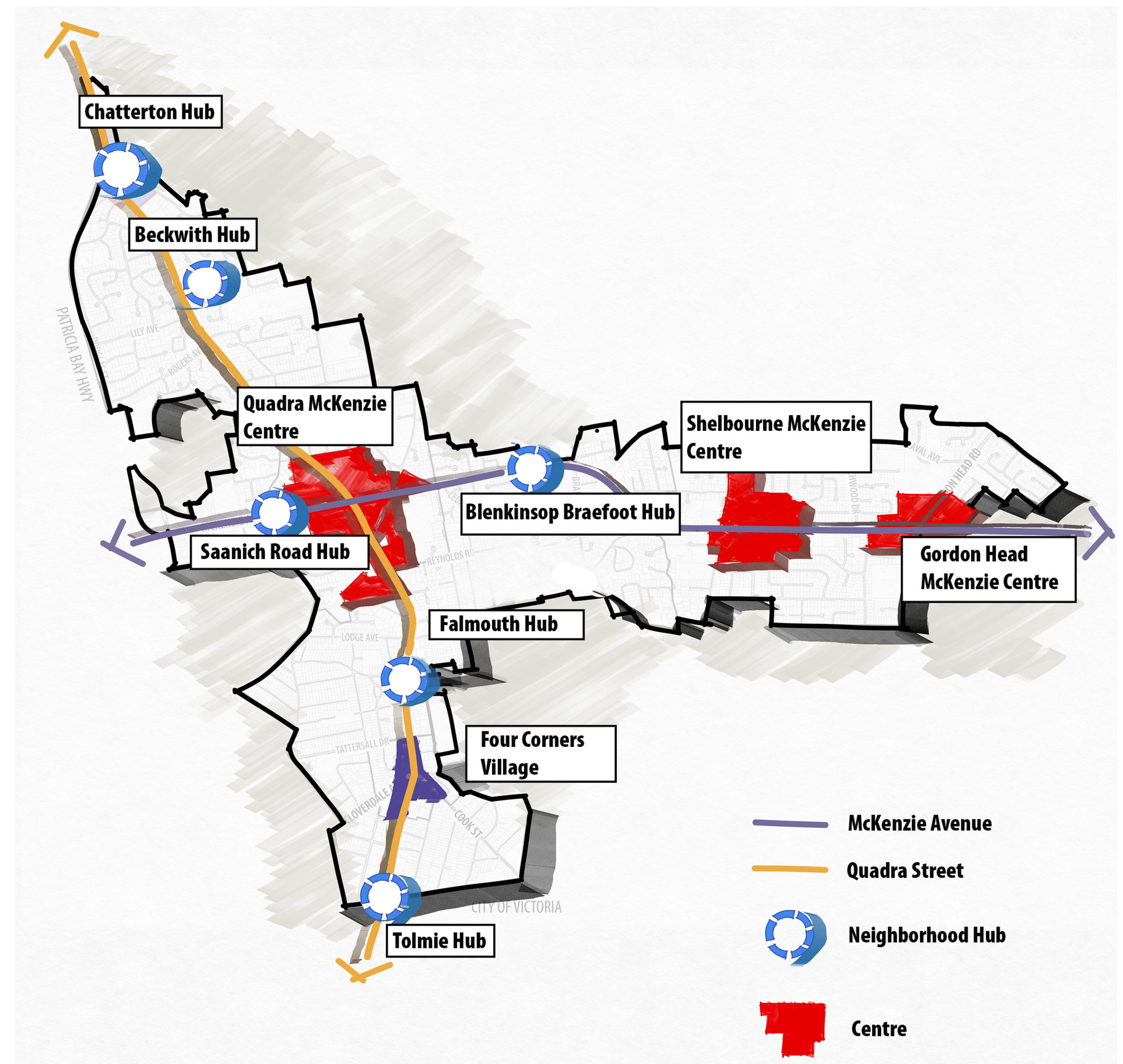
The Quadra McKenzie Plan includes the following Centre, Corridor, and Village areas:

- Quadra McKenzie Centre
- Shelbourne McKenzie Centre
- Gordon Head McKenzie Centre (new)
- McKenzie Corridor
- Quadra Corridor
- Four Corners Village

These areas are envisioned to be vibrant, walkable Centres and Villages linked by Corridors with frequent transit service, and all ages and abilities cycling and walking facilities. The QMP will shape the homes we build, the streets we travel on, the parks we play in, and the neighbourhoods we live in.



Plan Area



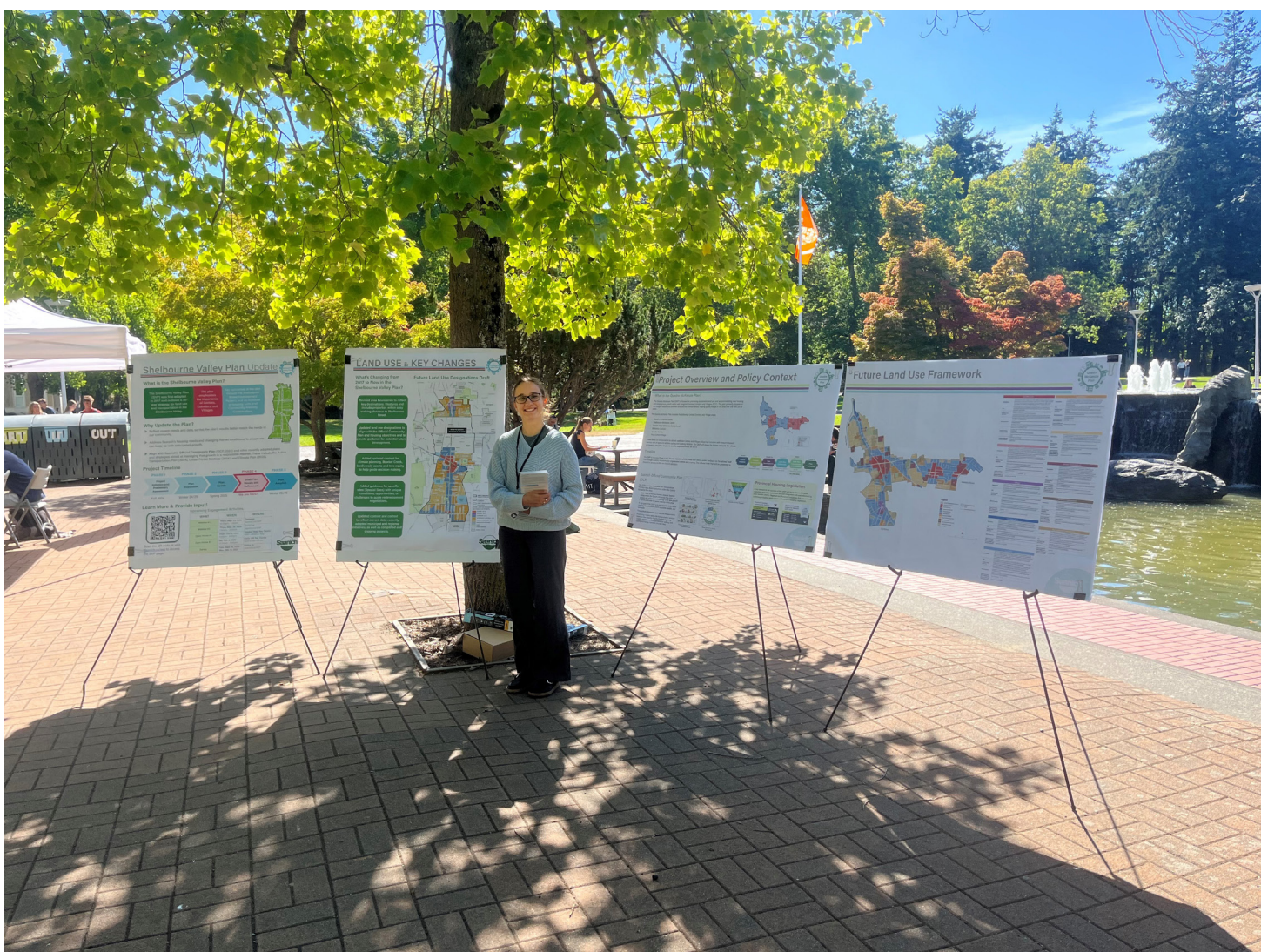
Project Context



Council Direction

At the Committee of the Whole on February 24, 2025, Council endorsed the following:

- **Land Use:** A refined approach focused on the North Quadra area that scales back the intensity of land use changes with attention to areas designated as Corridor and Corridor Hub.
- **Transportation:**
 - The cross-sections for McKenzie Avenue will be determined through a future, dedicated process, while the Quadra Street cross-sections will remain part of the Quadra McKenzie Plan.
- **Engagement:** An additional round of public engagement on the revised Draft Plan will be undertaken prior to Council's consideration of the Proposed Plan.



Phase 3 Engagement Activities Summary (2024-2025)

Objective: Gather feedback on the Draft Quadra McKenzie Plan

Engagement Sessions:

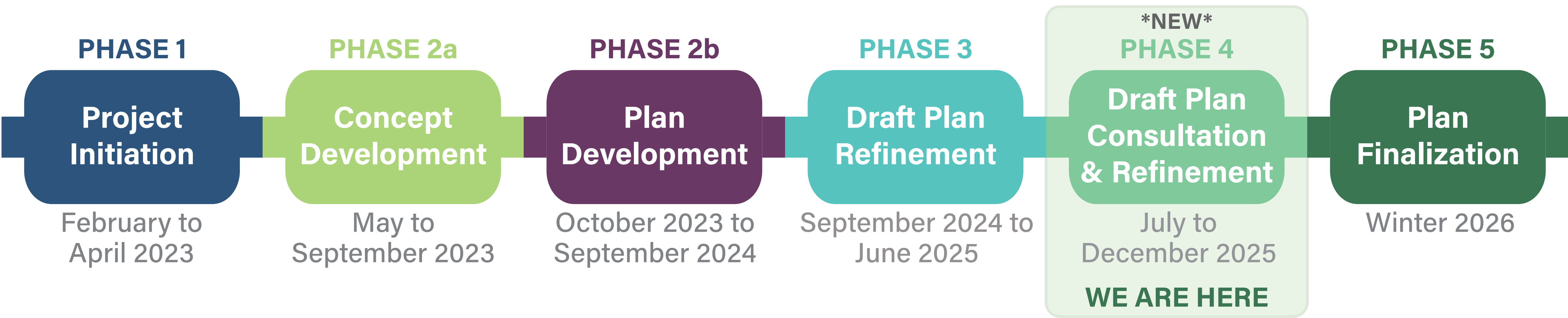
- Pop-up Events: 3
- In-person Open Houses: 2 (732 attendees)
- Online Sessions: 2 (198 attendees)
- Survey: 2,505 responses
- Stakeholder Meetings/Webinars

Results:

- Total Participants: 19,000+
- Comments Received (Survey, In-Person, Workshops/Open House, Emails): 12,000+

Project Timeline

The QMP is in a new Phase 4 of 5. The key objective of this phase is to obtain public feedback on the refined Draft Plan through a variety of community engagement events and a survey. The Draft Plan for Council adoption will be presented to Council in January of 2026.



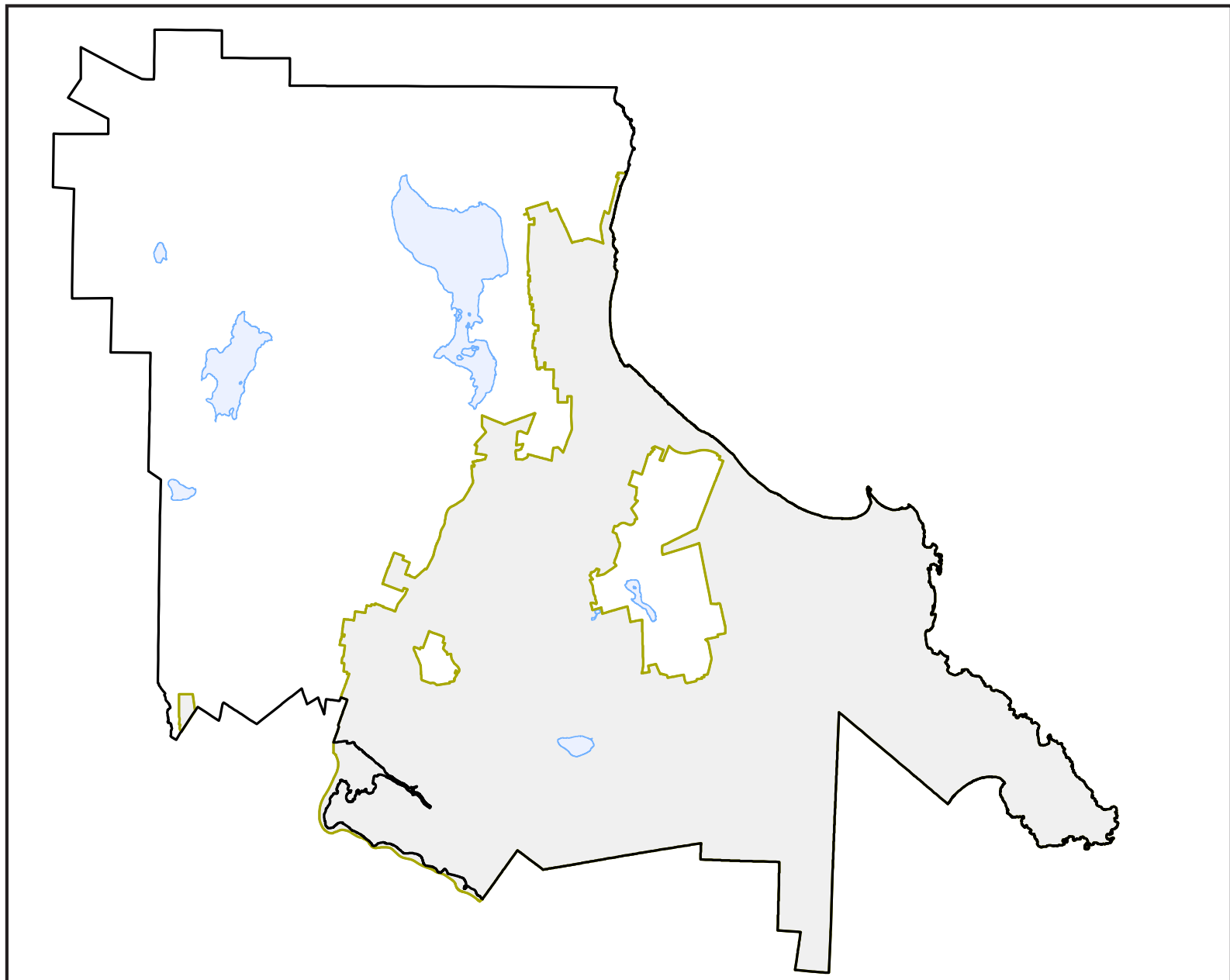
Policy Context



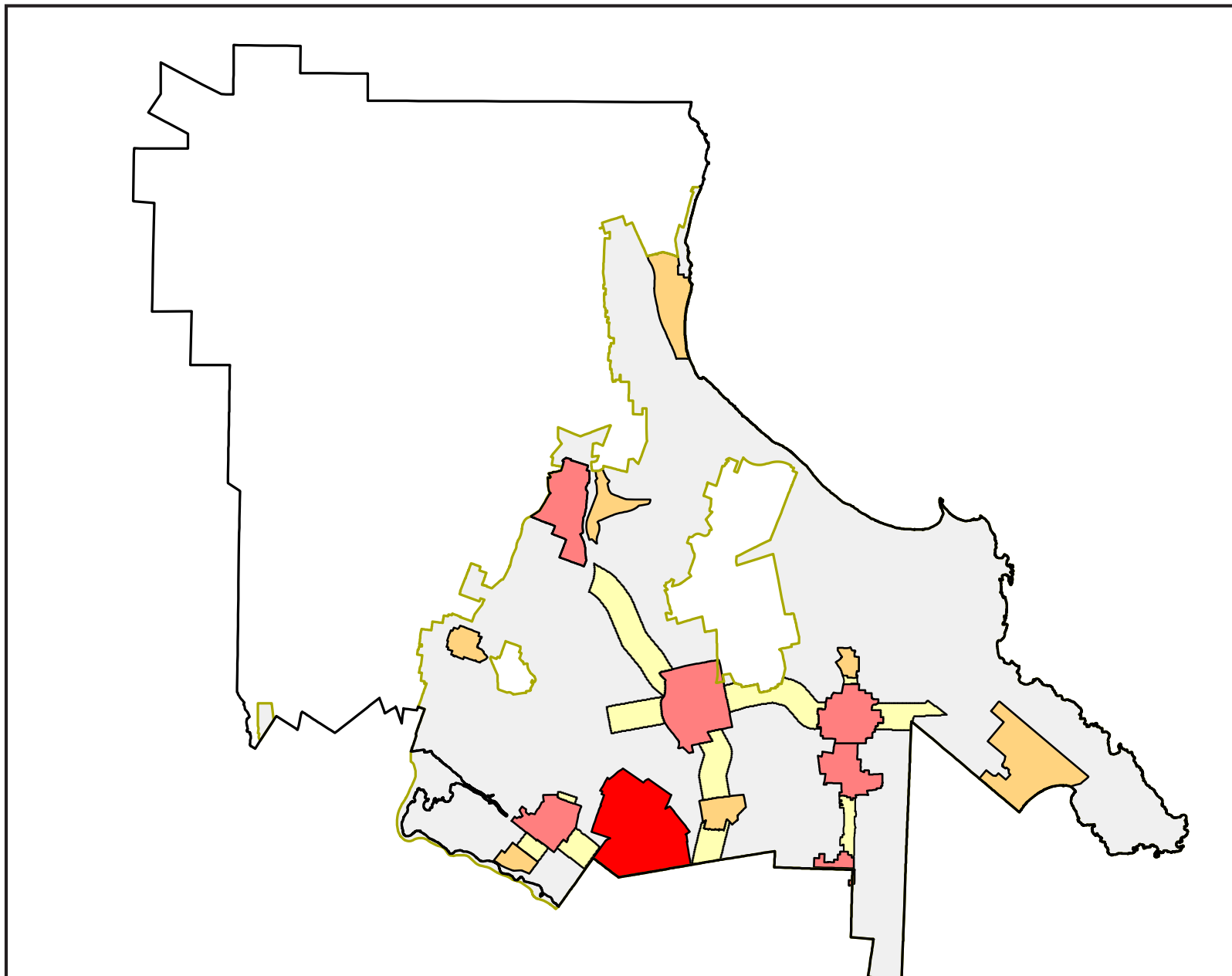
Saanich Official Community Plan (OCP)

The OCP Land Use Directions and Transportation Priorities have direct implications within the Quadra McKenzie Plan Area:

- With ~40% of Primary Growth Areas in Saanich falling within the Quadra McKenzie Plan Area, the project will explore accomodating 1/3 of new growth (~5,000 units over 25 years) directly in this area.
- A key goal of the QMP is to add housing units while making the community more equitable, livable, and walkable.
- Thoughtfully integrating land use and transportation.
- Prioritizing modes within the transportation network based on the Mobility Priority Pyramid (right) by creating exceptional environments for walking and cycling and taking transit to the next level.



Maintain the Urban Containment Boundary



Accommodate most New Development in Primary Growth Areas



Expand Housing Diversity in Neighbourhoods



Make Saanich a 15-min Community

Provincial Housing Legislation

A key element to the success of the QMP will be to ensure the goals, objectives and policy outcomes are well-integrated with and informed by other parallel District, Regional and Provincial initiatives that are currently underway, including newly released Provincial Housing Legislation.

Provincial housing guidelines for Saanich

4,610 net new units over five years

Types of units

3,001	Studio/1-bedroom
780	2-bedroom
828	3-bedroom

1,161 units below market rate

2,495 Rental units

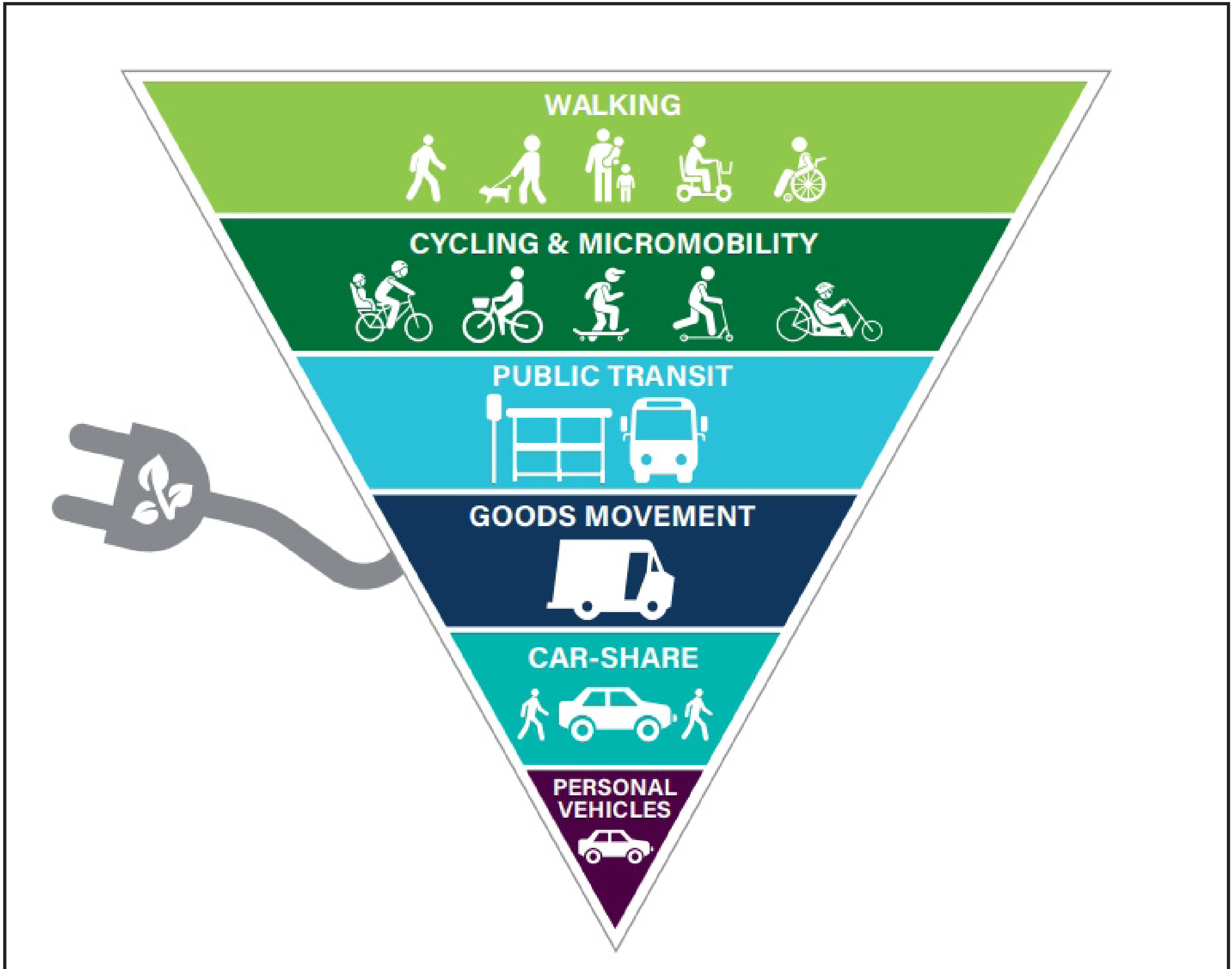
131 Supportive housing units

Provincial housing targets for Saanich 2023-2028

4,610 net new units total

440 units	year one
601 units	year two
841 units	year three
1,163 units	year four
1,565 units	year five

1,365 net new units were completed in Saanich between 2018-2022.



Mobility Priority Pyramid



Quadra McKenzie Plan Overview



Key Plan Goals



A. Land Use

Implement the Centre, Corridor and Village growth management framework, by integrating land use with transportation, 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

Increase supply and 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.

Key Plan Directions



1

Implement Rapid Transit on the McKenzie Corridor

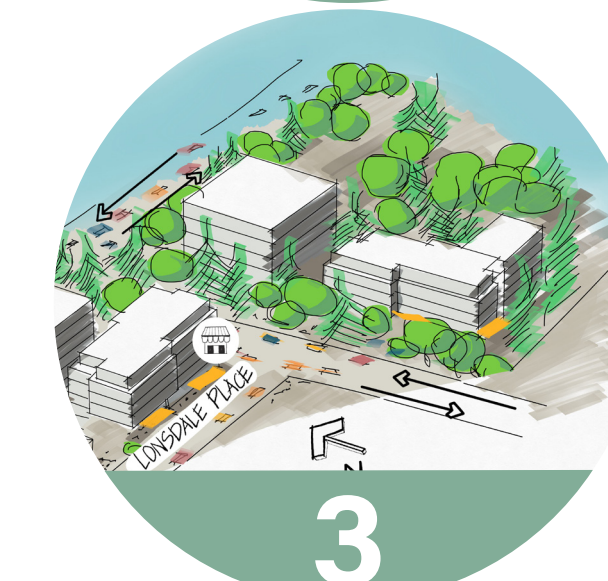
Redesign McKenzie Avenue to provide high quality, efficient transit service that aligns with mixed-use commercial Hubs and active transportation options.



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.



4

Concentrate more 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

Provide greater housing diversity near parks

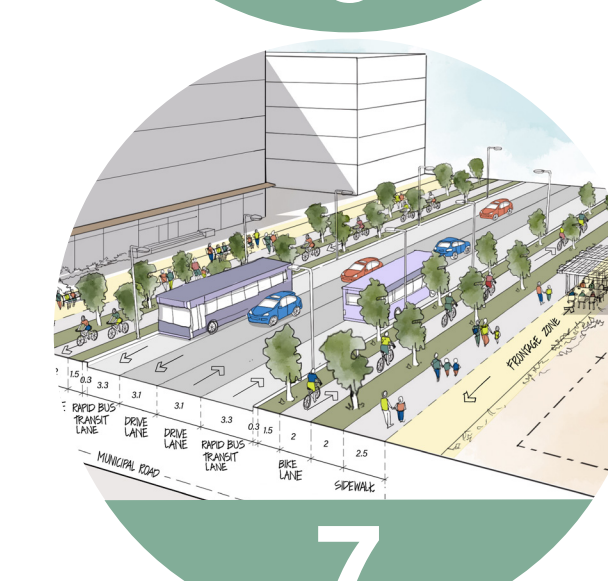
Support the integration of diverse housing opportunities near recreational parks to promote more equitable access to amenities.



6

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.



7

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.



8

Revitalize the Saanich Operations Centre with a greater mix of uses

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

Policy Direction

Compact, Walkable Growth

- Focus new housing and jobs in Centres, Villages, and Corridor Hubs.
- Transition building heights and densities gradually into surrounding neighbourhoods.

Housing Diversity and Affordability

- Support more housing forms: apartments, townhomes, stacked townhouses, and houseplexes.
- Encourage non-market and below-market housing.
- Retain and renew purpose-built rental housing.

Mixed-use Centres and Hubs

- Support commercial and community uses in Centres, Villages, and Corridor Hubs.
- Promote small-scale shops, cafes, and services that engage the street.
- Encourage mixed-use projects with plazas or open spaces.

Green and Climate-Ready Design

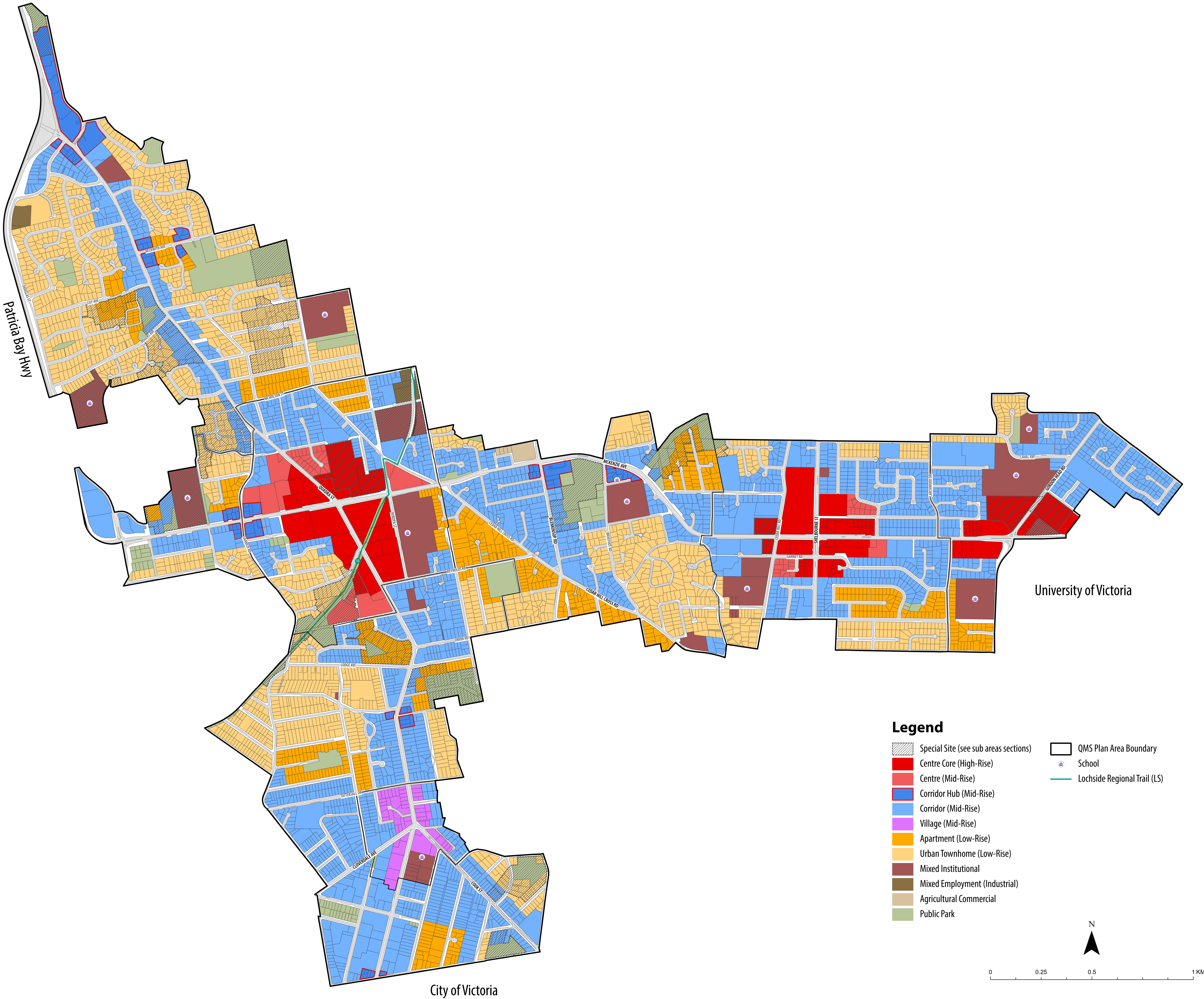
- Support land use changes that expand access to parks and natural areas.
- Incentivize retention of trees, environmental assets, and heritage features in development.
- Incorporate community design that reduces car dependence and supports 15-minute living.

Key Changes

- Reduced land use designation intensity across the entire plan, with a specific focus on the Quadra North sub area.
- Refined Corridor Hubs and lowered some designation building heights.
- New policies have been added to strengthen environmental protection and support the preservation of sensitive Habitat Sites.



Future Land Use Framework



Special Site (see sub areas sections)

Centre Core (High-Rise)

Centre (Mid-Rise)

Corridor Hub (Mid-Rise)

Corridor (Mid-Rise)

Village (Mid-Rise)

Apartment (Low-Rise)

Urban Townhome (Low-Rise)

Mixed Institutional

Mixed Employment (Industrial)

Agricultural Commercial

Public Park

QMS Plan Area Boundary

School

Lochside Regional Trail (LS)

N

0

0.25

0.5

1 KM

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 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. Mid-Rise: 6 11 High-Rise: 12 18*
Height (storeys) Base Maximum	On larger sites, a range of building heights is desirable to enable transitions, responding to multiple frontage contexts and site compositions. *Up to 24 storeys will be considered in the Quadra McKenzie Centre (see Policy 6.3.4)
Density (FSR) and Density Bonusing	Generally up to 5.0 FSR* *Generally up to 5.5 FSR will be considered in the Quadra McKenzie Centre (see Policy 6.3.4)

Centre	
Description	This land use designation is only found within the Quadra McKenzie Centre and is intended to transition between the Centre Core, where the greatest density is envisioned, and Corridor or other lower density designations. These areas will offer animated and walkable urban environments, providing the continuation of significant employment and housing opportunities, supported by high-quality urban design, engaging public spaces and frequent transit.
Use	Predominantly mixed use, residential and institutional or commercial, with consideration of live/work units at grade. Integration of public open spaces on site.
Building Type and Form	Mid to High-Rise multi-unit residential and commercial mixed-use buildings.
Street Interface	Buildings with active commercial frontages at grade. Residential buildings should include ground-oriented units with direct access and views to the street or lane. Street-level commercial units should provide a range of smaller frontages that animate the street.
Height (storeys) Base Maximum	Mid-Rise: 6 11 High-Rise: 12
Density (FSR) and Density Bonusing	Generally up to 4.0 FSR

Village	
Description	Four Corners Village is reimagined as a vibrant and accessible Village that introduces a variety of housing choice, a broad range of community services, and is supported by active transportation options, high-quality urban design and engaging public spaces.
Use	Predominantly mixed use, residential and institutional or commercial, with consideration of live/work units at grade, integrated with parks and public open space.
Building Type and Form	Mid-Rise mixed-use buildings with commercial at grade. Buildings with commercial uses at grade should engage the street through active uses, appropriate setbacks and design treatments. Residential uses should include ground-oriented units with direct access and views to the street or lane. Commercial at grade should provide a range of small frontages. Large sites should include a variety of building forms to break up sites, provide new access, accommodate public open space and multiple active frontages.
Street Interface	Mid-Rise: 5 11
Height (storeys) Base Maximum	Mid-Rise: 5 11
Density (FSR) and Density Bonusing	Generally up to 3.0 FSR (5-6 storeys), 4.0 FSR (>6 storeys)

Corridor Hub	
Description	This designation is intended to establish new clusters of small-scale urban mixed-use Hubs to offer local services to adjacent neighbourhoods including commercial-retail, community uses (i.e., daycare), office (limited), and well-integrated housing supported by high-quality urban design, accessible public spaces and new multi-modal connections.
Use	Predominantly commercial mixed-use buildings that incorporate accessible public open space.
Building Type and Form	Mid-Rise buildings with commercial at grade. Active commercial at grade. Commercial units at grade should provide a range of small frontages that animate the street.
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Mid-Rise: 4 6
Density (FSR) and Density Bonusing	Generally up to 3.0 FSR

Corridor	
Description	Primarily residential areas that offer a broad range of housing within walking distance of rapid / frequent transit stops. Includes locations along McKenzie Avenue and Quadra Street, as well as sites at the periphery of Centre and Village areas. Areas have high quality urban design, public open spaces and limited local-serving retail. Connect Centres, the Village, Corridor Hubs and major destinations.
Use	Predominantly multi-unit residential, with limited commercial-retail or live/work units at grade and complemented with park/public open spaces.
Building Type and Form	Primarily mid-rise multi-unit residential with a ground-oriented residential and commercial. Multiple buildings forms including apartment, townhouse and stacked townhouse are encouraged on larger and/or challenging sites. Ground oriented units should have direct access and views to the street or lane.
Street Interface	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	Low-/ Mid-Rise: 3 6
Density (FSR) and Density Bonusing	Generally up to 2.5 FSR

Apartment	
Description	This designation is found primarily on the periphery or urban, mixed-use areas that are walkable and well-connected to core services and amenities, frequent transit, parks, and public open spaces. Building typologies will be up to 4 storeys in height with a mix of multi-unit residential forms.
Use	Predominantly multi-unit residential with integration of public open spaces. Limited opportunity for commercial mixed use.
Building Type and Form	Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane. Commercial units at grade should provide a range of small frontages that animate the street.
Height (storeys) Base Maximum	Low-Rise: 3 4
Density (FSR) and Density Bonusing	Generally up to 2.0 FSR

Urban Townhome	
Description	This designation is generally found in low rise transition areas near Corridors and offers a variety of housing choices in areas that are connected to urban services and transit, but in locations that are primarily residential and less impacted by busy transportation corridors.
Use	Predominantly multi-unit residential with consideration of live/work units at grade.
Building Type and Form	Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing, Houseplexes
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Low-Rise: 3*
Density (FSR) and Density Bonusing	*See Policy 3.1.9, which provides the possibility of 4 storeys Generally up to 1.2 FSR

Mixed Institutional	
Description	Mixed Institutional lands provide community services, foster community vibrancy and offer local employment. These areas are critical to the success of Primary Growth Areas, as they provide residents with the necessary services for local and regional growth through education, public services, and recreation. Building forms and heights dependent on function and adjacent land use designations.
Use	Predominantly institutional, including education, public assembly, recreation and public utilities / services. Non-market housing. Park. Consideration for residential, commercial or light industrial as an ancillary use.
Building Type and Form	Mix of building forms depending on use and adjacent land use designations.
Street Interface	Active institutional or mixed institutional at grade with direct access and views to the street or lane.
Height (storeys) Base Maximum	Dependent on function and in consideration of adjacent land uses.
Density (FSR) and Density Bonusing	Site specific – Generally consistent with adjacent land use designations

Mixed Employment	
Description	The intent of the Mixed Employment designation is to support the retention and encourage new employment opportunities that offer a unique mix of commercial and light industrial services to areas of primary growth.
Use	Predominantly commercial and light/ultra-light industrial with consideration for limited residential.
Building Type and Form	Low – to Mid-Rise buildings
Street Interface	Active commercial or light/ultra-light industrial at grade required, providing a range of frontages.
Height (storeys) Base Maximum	Low to Mid-Rise: 1 6
Density (FSR) and Density Bonusing	Site specific – Generally consistent with adjacent land use designations

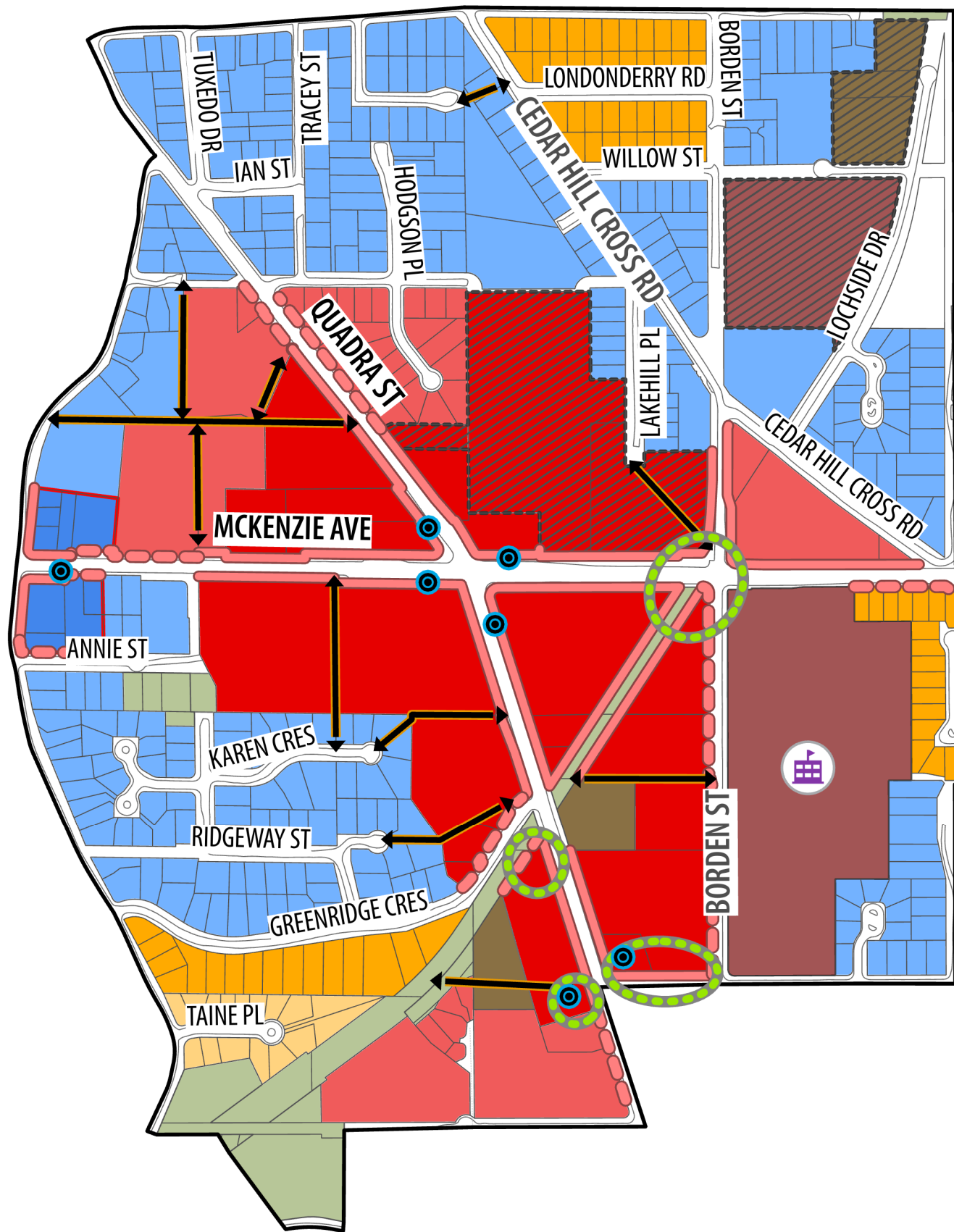
Agricultural Commercial	
Description	This designation promotes compatibility between the agriculture-urban interface by integrating elements of commercial agriculture with small-scale urban food growing. Low-density, low-rise commercial development that protects the agricultural viability and environmental sensitivity of the area.
Use	Predominantly commercial, integrated with elements of small-scale urban food growing and nursery production.
Building Type and Form	Low-rise buildings with commercial uses at grade. Agricultural / food production structures.
Street Interface	Ground oriented commercial building with inviting frontages that complement the agricultural character.
Height (storeys) Base Maximum	Low-Rise: 1
Density (FSR) and Density Bonusing	As per Zoning



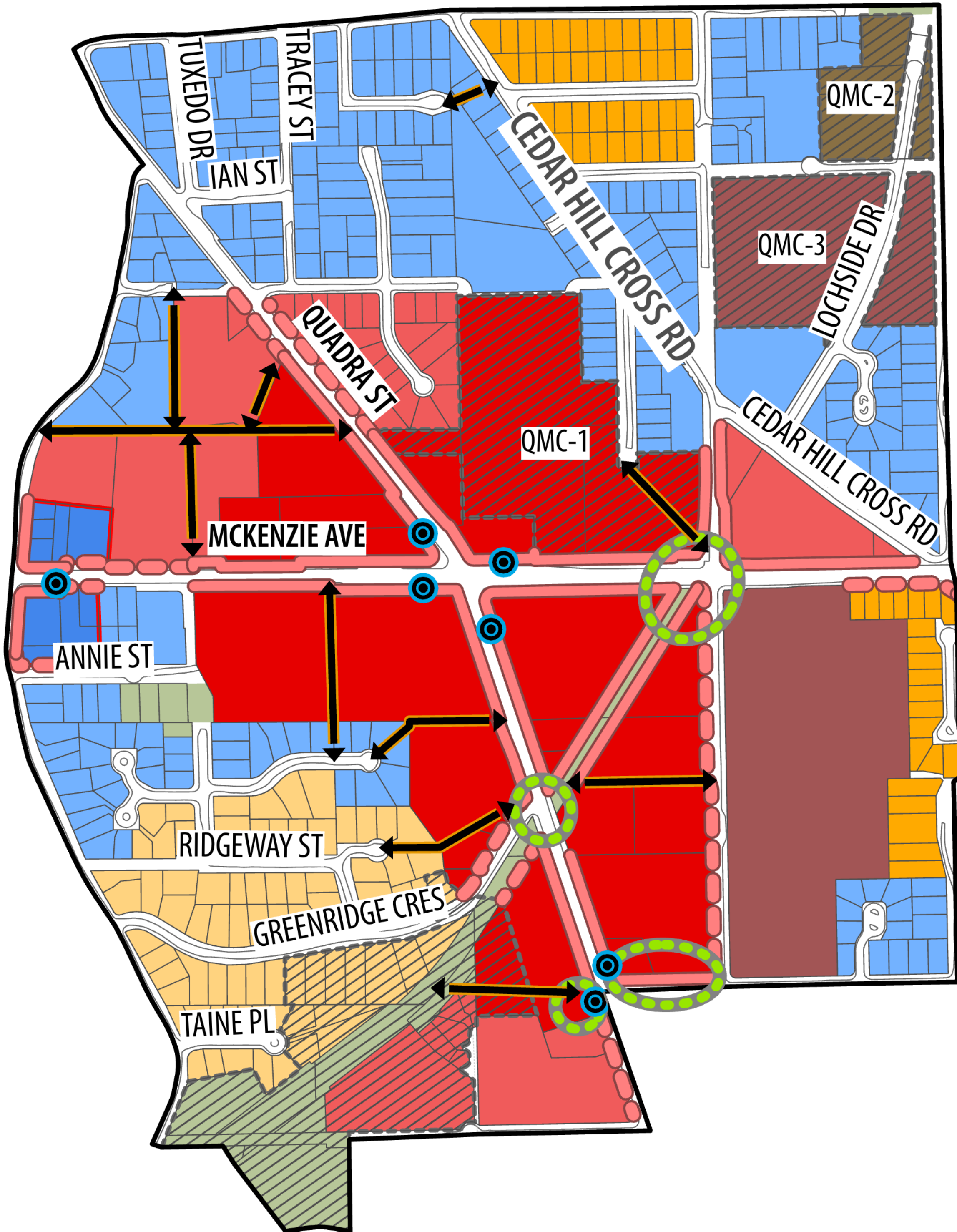
Quadra McKenzie Centre



2024

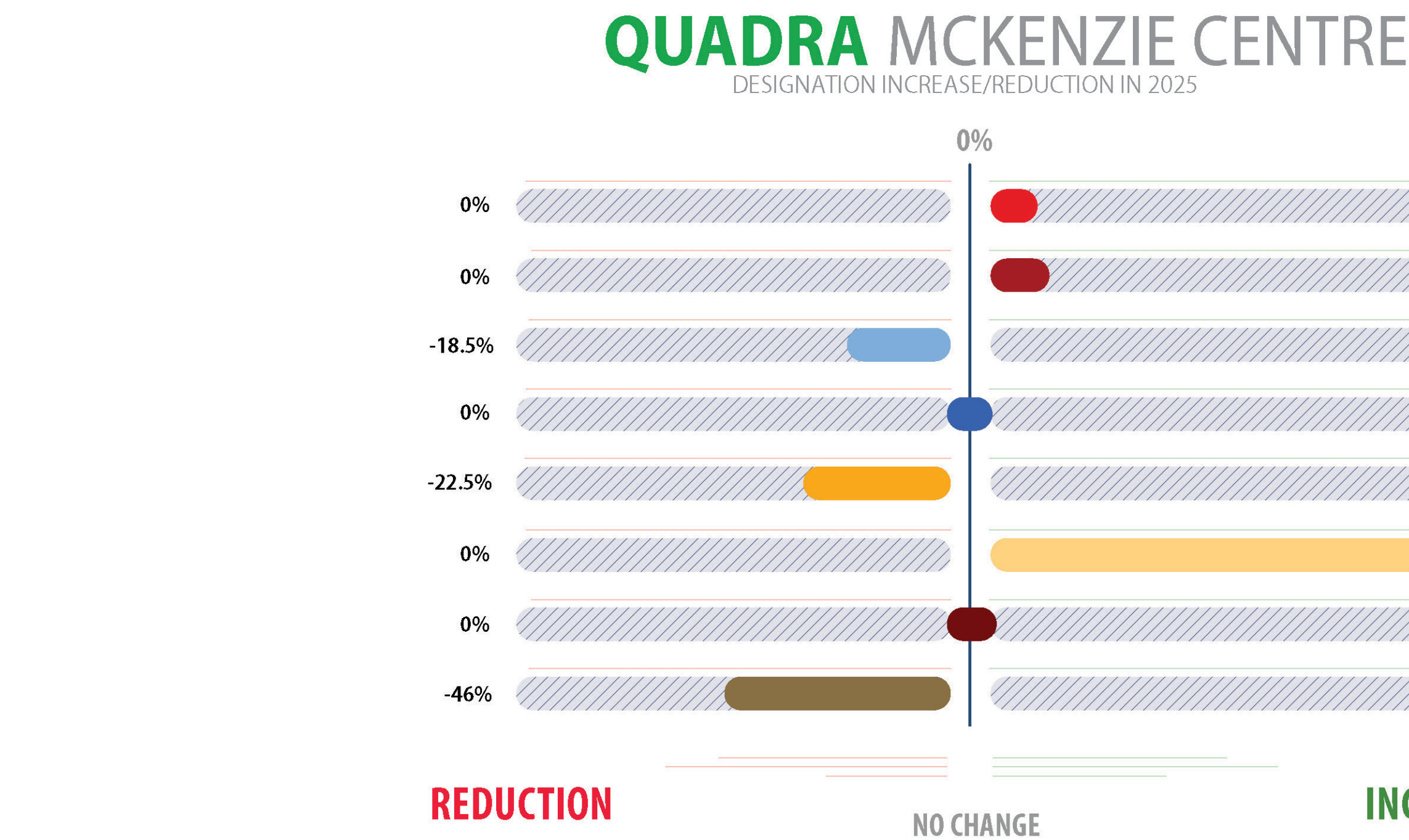


2025



Centre Core	
Use	Predominantly multi-unit residential, commercial mixed-use, institutional, including public utilities, 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 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. *Up to 24 storeys will be considered in the Quadra McKenzie Centre (see Policy 6.3.4)	
Corridor	
Use	Predominantly multi-unit residential, with limited commercial-retail or live/work units at grade and complemented with park/public open spaces.
Building Type and Form	Primarily mid-rise multi-unit residential with a ground-oriented residential and commercial. Multiple buildings forms including apartment, townhouse and stacked townhouse are encouraged on larger and/or challenging sites. Ground oriented units should have direct access and views to the street or lane.
Street Interface	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	Low- / Mid-Rise: 3 6
Urban Townhome	
Use	Predominantly multi-unit residential with consideration of live/work units at grade.
Building Type and Form	Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing, Houseplexes
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Low-Rise: 3* *See Policy 3.1.9, which provides the possibility of 4 storeys

Centre	
Use	Predominantly mixed-use, residential and institutional or commercial, with consideration of live/work units at grade. Integration of public open spaces on site.
Building Type and Form	Mid to High-Rise multi-unit residential and commercial mixed-use buildings. Buildings with active commercial frontages at grade. Residential buildings should include ground-oriented units with direct access and views to the street or lane. Street-level commercial units should provide a range of smaller frontages that animate the street.
Street Interface	
Height (storeys) Base Maximum	Mid-Rise: 6 11 High-Rise: 12
Apartment	
Use	Predominantly multi-unit residential with integration of public open spaces. Limited opportunity for commercial mixed-use.
Building Type and Form	Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane. Commercial units at grade should provide a range of small frontages that animate the street.
Height (storeys) Base Maximum	Low-Rise: 3 4
Mixed Institutional	
Use	Predominantly institutional, including education, public assembly, recreation and public utilities / services. Non-market housing. Park. Consideration for residential, commercial or light industrial as an ancillary use.
Building Type and Form	Mix of building forms depending on use and adjacent land use designations.
Street Interface	Active institutional or mixed institutional at grade with direct access and views to the street or lane.
Height (storeys) Base Maximum	Dependent on function and in consideration of adjacent land uses.
Mixed Employment	
Use	Predominantly commercial and light/ultra-light industrial with consideration for limited residential.
Building Type and Form	Low - to Mid-Rise buildings
Street Interface	Active commercial or light/ultra-light industrial at grade required, providing a range of frontages.
Height (storeys) Base Maximum	Low to Mid-Rise: 1 6



*PERCENTAGE CALCULATIONS BASED ON THE AREA OF INDIVIDUAL LAND USE DESIGNATIONS

Legend

- Special Site
- Centre Core (High-Rise)
- Centre (Mid-Rise)
- Corridor Hub (Mid-Rise)
- Corridor (Mid-Rise)
- Apartment (Low-Rise)
- Urban Townhome (Low-Rise)
- Mixed Institutional
- Mixed Employment (Industrial)
- Public Park

- Proposed Public Realm/Open Space
- New MUP Connection (Multi-Use Path)
- Commercial Frontage Encouraged
- Commercial Frontage Required
- RapidBus Stop (Proposed)

Key Changes

Environmental and Habitat Protection

- New policies have been added to strengthen environmental protection, with a particular focus on sensitive Habitat Sites around Taine Place and Greenridge Crescent.

Height & Density Adjustments

- Introduced a new policy to support increased maximum building heights - from 18 storeys up to 24 storeys - along frontages on McKenzie Avenue and Quadra Street, which are the two Primary Corridors.
- Reduced the land use designation density between Saanich Road, Karen Crescent, Greenridge Crescent, and Quadra Street - scaling back from Corridor and Apartment to Urban Townhome.

Site-Specific Designation Changes

- The parcel at 4021 Saanich Road has been changed from Corridor to Centre.
- Parcels at 3952–3962 Cumberland Road have been reduced from Corridor to Apartment.
- Parcels at 3961 Quadra Street and 3942–3958 Quadra Street have shifted from Mixed Employment to Centre Core.

Public Realm & Open Space Changes

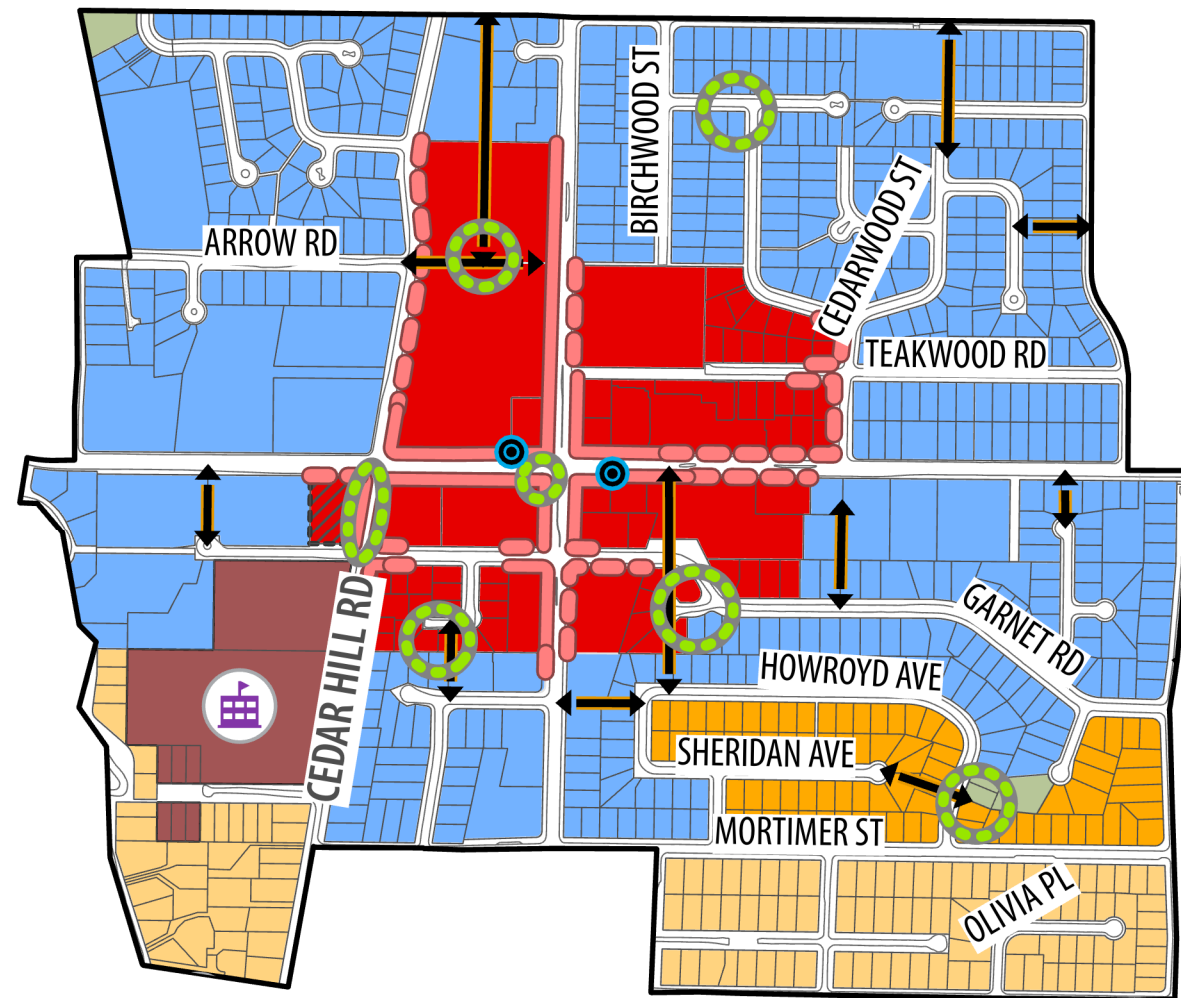
- Reallocated proposed public realm and open space to better align with the Lochside Regional Trail, improving connectivity and enhancing the community experience.



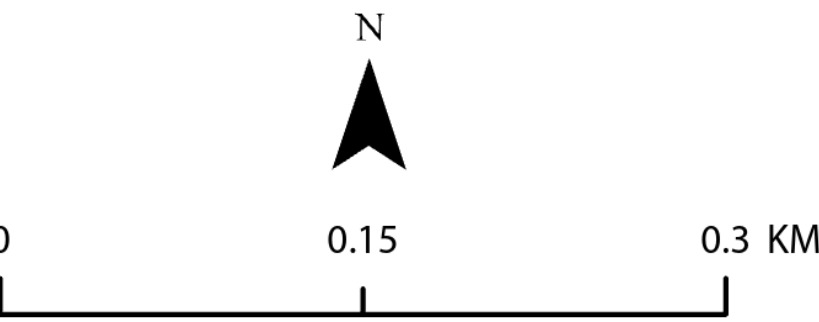
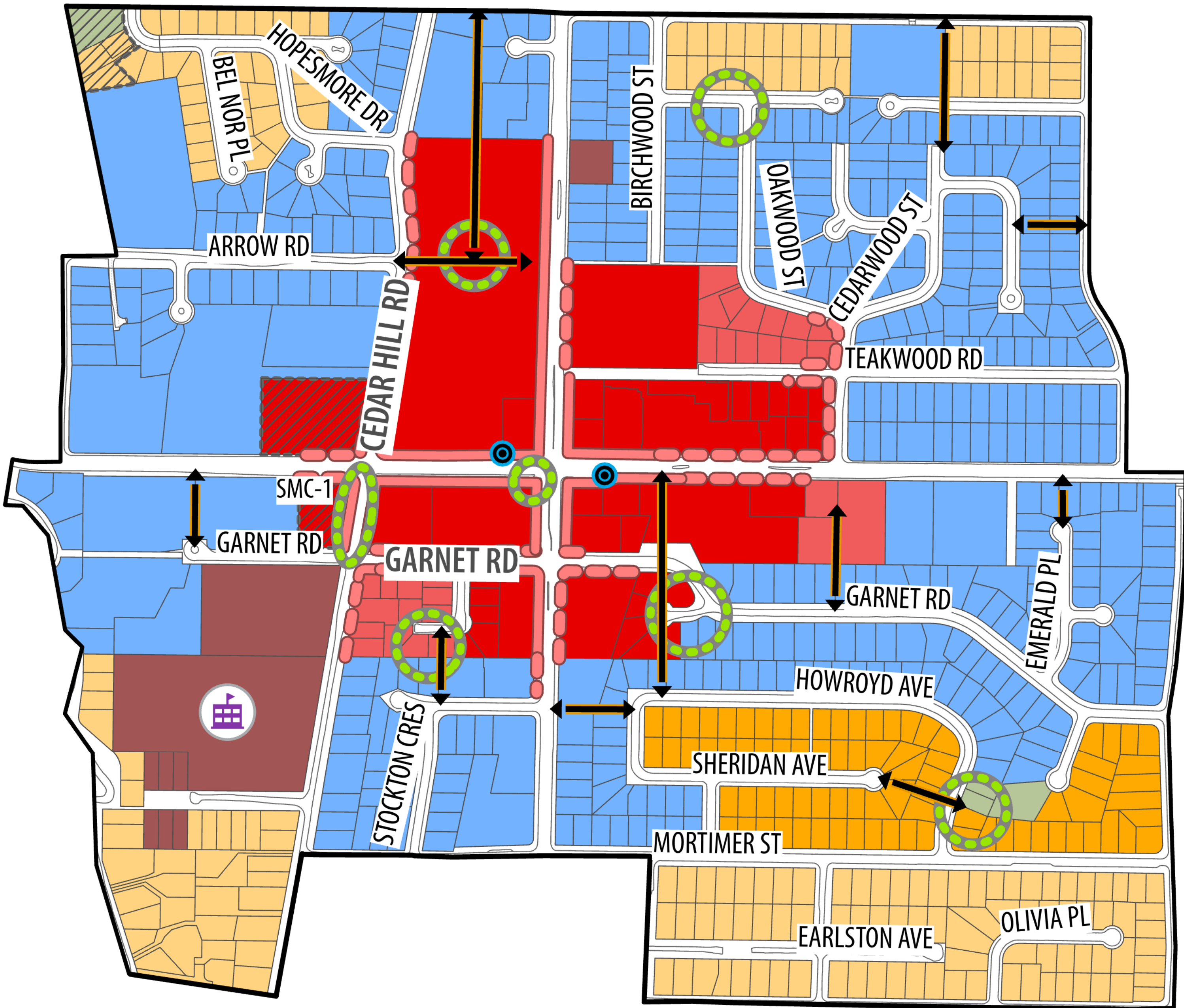
Shelbourne McKenzie Centre



2024



2025



Centre Core	
Use	Predominantly multi-unit residential, commercial mixed-use, institutional, including public utilities, 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 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. *Up to 24 storeys will be considered in the Quadra McKenzie Centre (see Policy 6.3.4)

Corridor	
Use	Predominantly multi-unit residential, with limited commercial-retail or live/work units at grade and complemented with park/public open spaces.
Building Type and Form	Primarily mid-rise multi-unit residential with a ground-oriented residential and commercial. Multiple buildings forms including apartment, townhouse and stacked townhouse are encouraged on larger and/or challenging sites.
Street Interface	Ground oriented units should have direct access 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	Low-/ Mid-Rise: 3 6

Urban Townhome	
Use	Predominantly multi-unit residential with consideration of live/work units at grade.
Building Type and Form	Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing, Houseplexes
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Low-Rise: 3* *See Policy 3.1.9, which provides the possibility of 4 storeys

Centre	
Use	Predominantly mixed-use, residential and institutional or commercial, with consideration of live/work units at grade. Integration of public open spaces on site.
Building Type and Form	Mid to High-Rise multi-unit residential and commercial mixed-use buildings. Buildings with active commercial frontages at grade. Residential buildings should include ground-oriented units with direct access and views to the street or lane. Street-level commercial units should provide a range of smaller frontages that animate the street.
Street Interface	
Height (storeys) Base Maximum	Mid-Rise: 6 11 High-Rise: 12

Apartment	
Use	Predominantly multi-unit residential with integration of public open spaces. Limited opportunity for commercial mixed-use.
Building Type and Form	Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane. Commercial units at grade should provide a range of small frontages that animate the street.
Height (storeys) Base Maximum	Low-Rise: 3 4

Mixed Institutional	
Use	Predominantly institutional, including education, public assembly, recreation and public utilities / services. Non-market housing. Park. Consideration for residential, commercial or light industrial as an ancillary use.
Building Type and Form	Mix of building forms depending on use and adjacent land use designations.
Street Interface	Active institutional or mixed institutional at grade with direct access and views to the street or lane.
Height (storeys) Base Maximum	Dependent on function and in consideration of adjacent land uses.

Legend

- Special Site
- Centre Core (High-Rise)
- Centre (Mid-Rise)
- Corridor (Mid-Rise)
- Apartment (Low-Rise)
- Urban Townhome (Low-Rise)
- Mixed Institutional
- Public Park

- Proposed Public Realm/Open Space
- New MUP Connection (Multi-Use Path)
- Commercial Frontage Encouraged
- Commercial Frontage Required
- School
- RapidBus Stop (Proposed)

Key Changes

Environmental and Habitat Protection

- New policies have been added to strengthen environmental protection, with a particular focus on sensitive Habitat Sites around Belnor Place.
- Parcel densitites have been decreased from Corridor to Urban Townhome in these areas.

Height & Density Adjustments

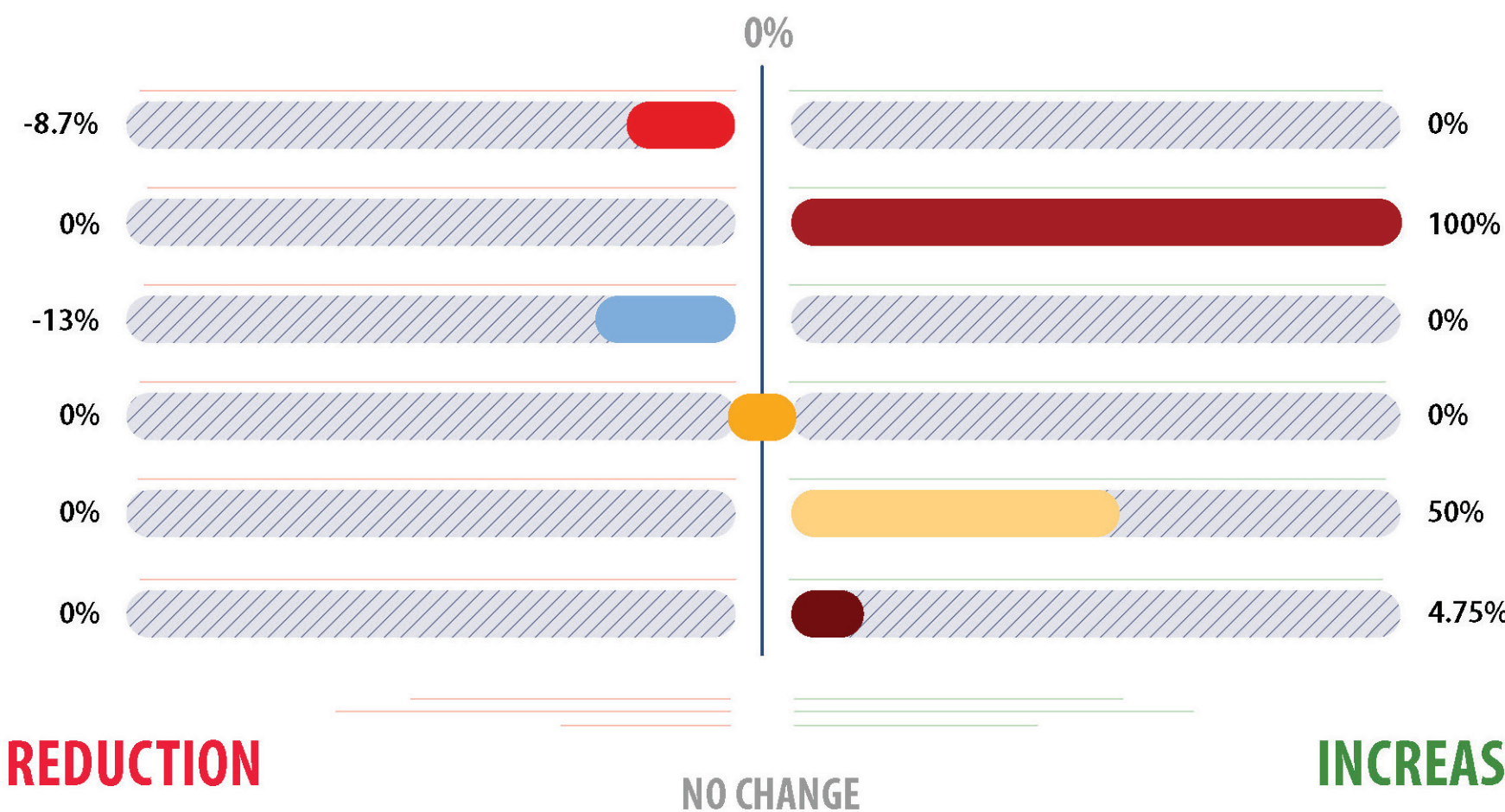
- Parcels around Garnet Place were reduced from Centre Core to Centre, which scales back intensity while still supporting growth in this node.
- North of Alderwood Street and Applewood Place, parcels were reduced from Corridor to Urban Townhome, reflecting the surrounding residential character.
- Between Teakwood Road and Oakwood Street, parcels shifted from Centre Core to Centre.

Site-Specific Designation Changes

- At 1701 and 1681 Shelbourne Street, parcels were increased from Corridor to Centre to strengthen the role of this frontage in supporting mixed-use development and the growth framework.
- At 3954 Cedar Hill Road, the parcel was increased from Corridor to Centre Core and given a special site designation to ensure environmental sensitivity is addressed.

SHELBOURNE MCKENZIE CENTRE

DESIGNATION INCREASE/REDUCTION IN 2025



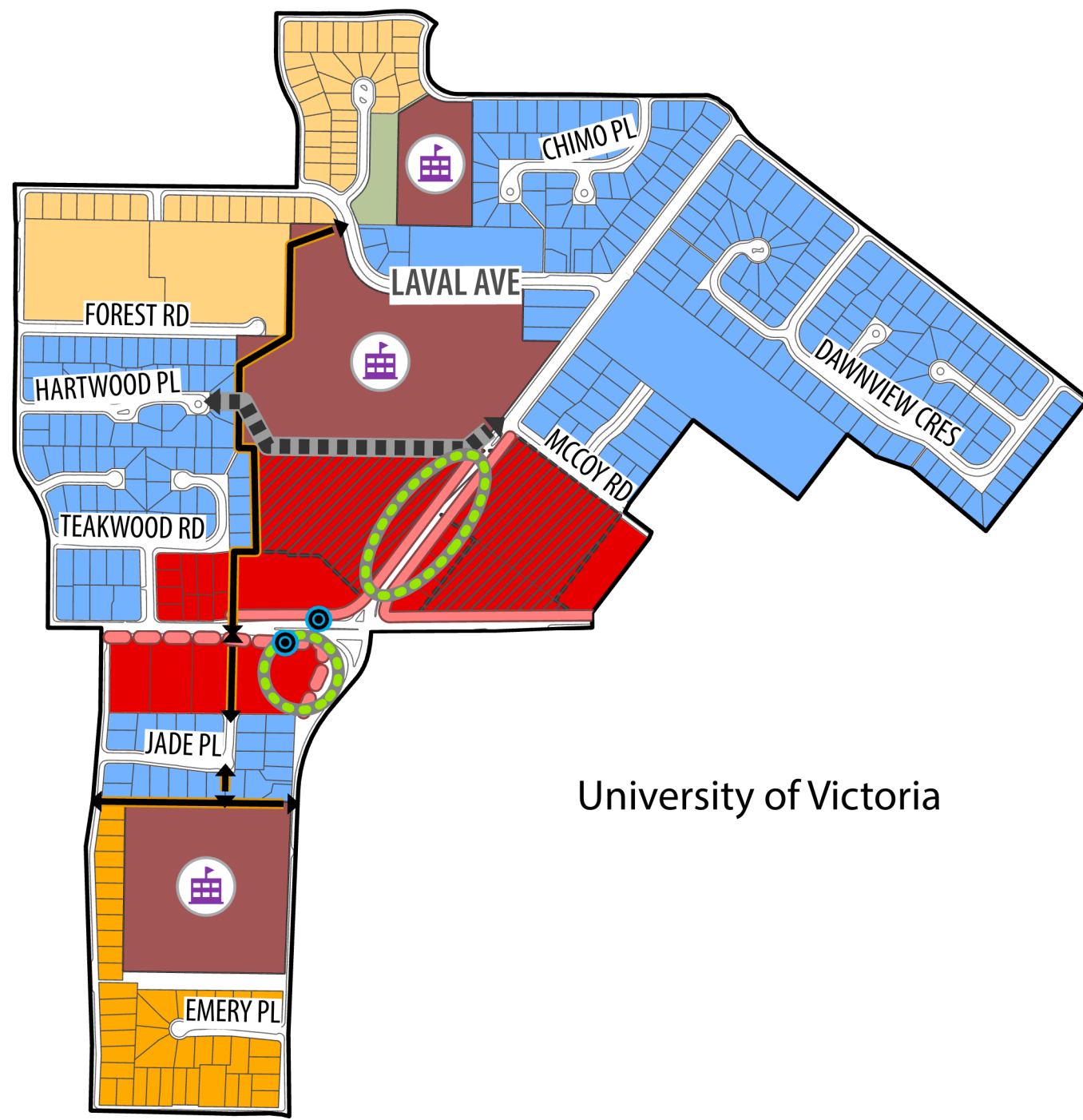
*PERCENTAGE CALCULATIONS BASED ON THE AREA OF INDIVIDUAL LAND USE DESIGNATIONS



Gordon Head McKenzie Centre



2024



University of Victoria

Centre Core	
Use	Predominantly multi-unit residential, commercial mixed-use, institutional, including public utilities, 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 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. *Up to 24 storeys will be considered in the Quadra McKenzie Centre (see Policy 6.3.4)

Corridor	
Use	Predominantly multi-unit residential, with limited commercial-retail or live/work units at grade and complemented with park/public open spaces.
Building Type and Form	Primarily mid-rise multi-unit residential with a ground-oriented residential and commercial. Multiple buildings forms including apartment, townhouse and stacked townhouse are encouraged on larger and/or challenging sites. Ground oriented units should have direct access and views to the street or lane. Street-level commercial units should provide a range of smaller frontages that animate the street.
Street Interface	Buildings fronting the Lochside Regional Trail should be set back to enable safe access and an engaging interface.
Height (storeys) Base Maximum	Low-/ Mid-Rise: 3 6

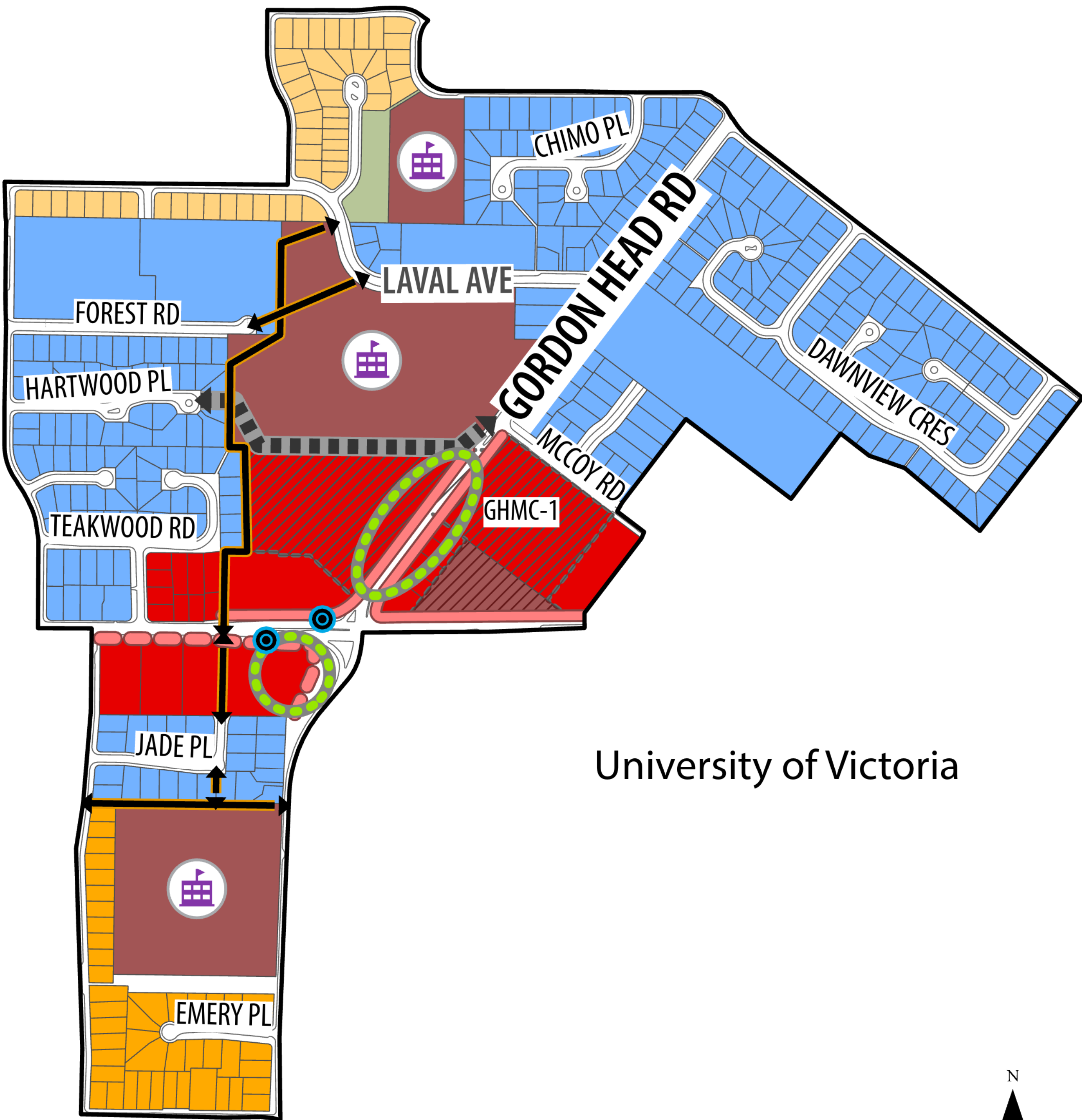
Urban Townhome	
Use	Predominantly multi-unit residential with consideration of live/work units at grade.
Building Type and Form	Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing, Houseplexes
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Low-Rise: 3* *See Policy 3.1.9, which provides the possibility of 4 storeys

Centre	
Use	Predominantly mixed-use, residential and institutional or commercial, with consideration of live/work units at grade. Integration of public open spaces on site.
Building Type and Form	Mid to High-Rise multi-unit residential and commercial mixed-use buildings. Buildings with active commercial frontages at grade. Residential buildings should include ground-oriented units with direct access and views to the street or lane. Street-level commercial units should provide a range of smaller frontages that animate the street.
Street Interface	
Height (storeys) Base Maximum	Mid-Rise: 6 11 High-Rise: 12

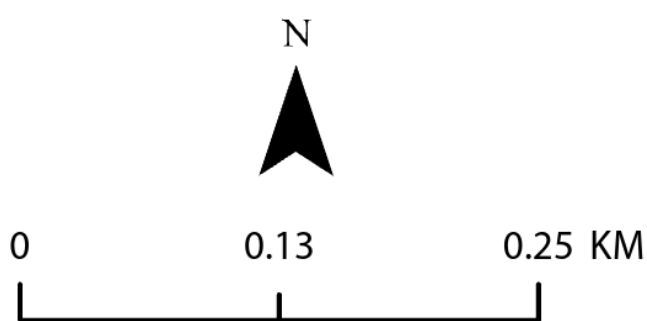
Apartment	
Use	Predominantly multi-unit residential with integration of public open spaces. Limited opportunity for commercial mixed-use.
Building Type and Form	Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane. Commercial units at grade should provide a range of small frontages that animate the street.
Height (storeys) Base Maximum	Low-Rise: 3 4

Mixed Institutional	
Use	Predominantly institutional, including education, public assembly, recreation and public utilities / services. Non-market housing. Park. Consideration for residential, commercial or light industrial as an ancillary use.
Building Type and Form	Mix of building forms depending on use and adjacent land use designations.
Street Interface	Active institutional or mixed institutional at grade with direct access and views to the street or lane.
Height (storeys) Base Maximum	Dependent on function and in consideration of adjacent land uses.

2025



University of Victoria

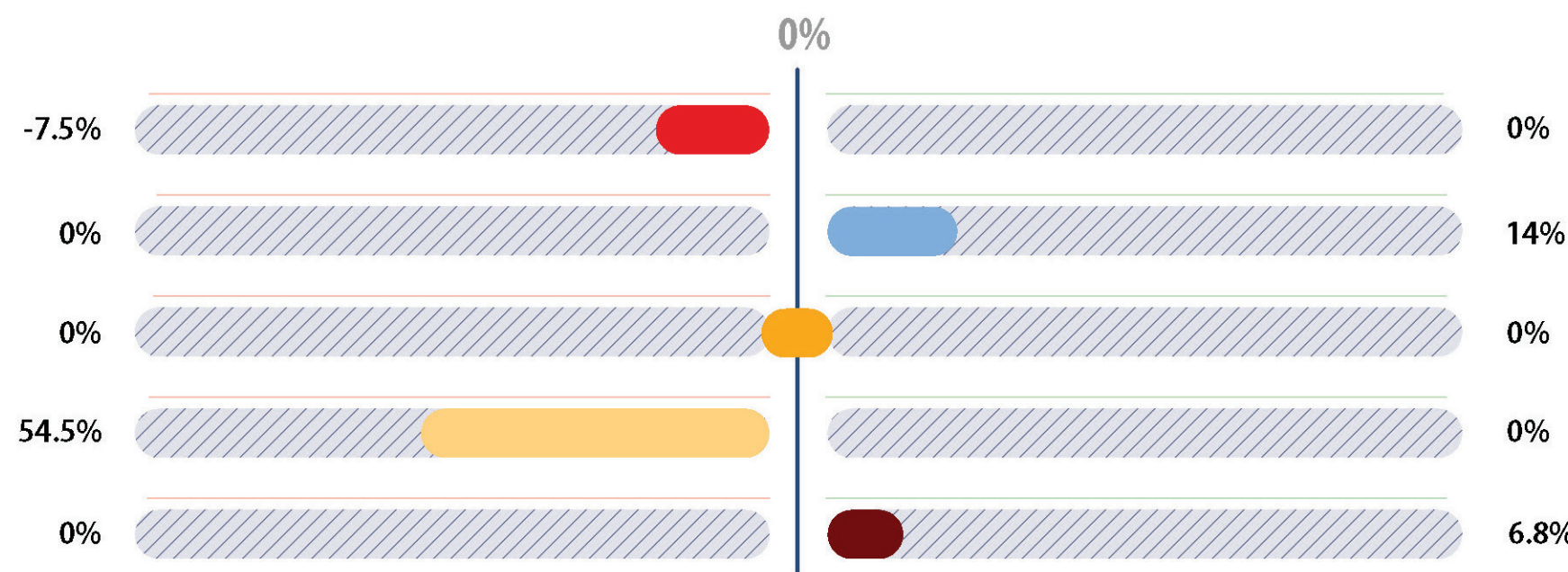


Legend

- Special Site
- Centre Core (High-Rise)
- Corridor (Mid-Rise)
- Apartment (Low-Rise)
- Urban Townhome (Low-Rise)
- Mixed Institutional
- Public Park
- Proposed Public Realm/Open Space
- New Roads
- New MUP Connection (Multi-Use Path)
- Commercial Frontage Encouraged
- Commercial Frontage Required
- School
- RapidBus Stop (Proposed)

GORDON HEAD MCKENZIE CENTRE

DESIGNATION INCREASE/REDUCTION IN 2025



REDUCTION NO CHANGE INCREASE

*PERCENTAGE CALCULATIONS BASED ON THE AREA OF INDIVIDUAL LAND USE DESIGNATIONS

Key Changes

Site-Specific Designation Changes

- North of Forest Road, parcels were increased from Urban Townhome to Corridor, allowing for more housing diversity and activity close to this important centre.
- Saanich Fire Hall 3 site has been re-designated from Centre Core to Mixed Institutional, to better reflect its important role as a public service facility.

Transportation and Mobility Changes

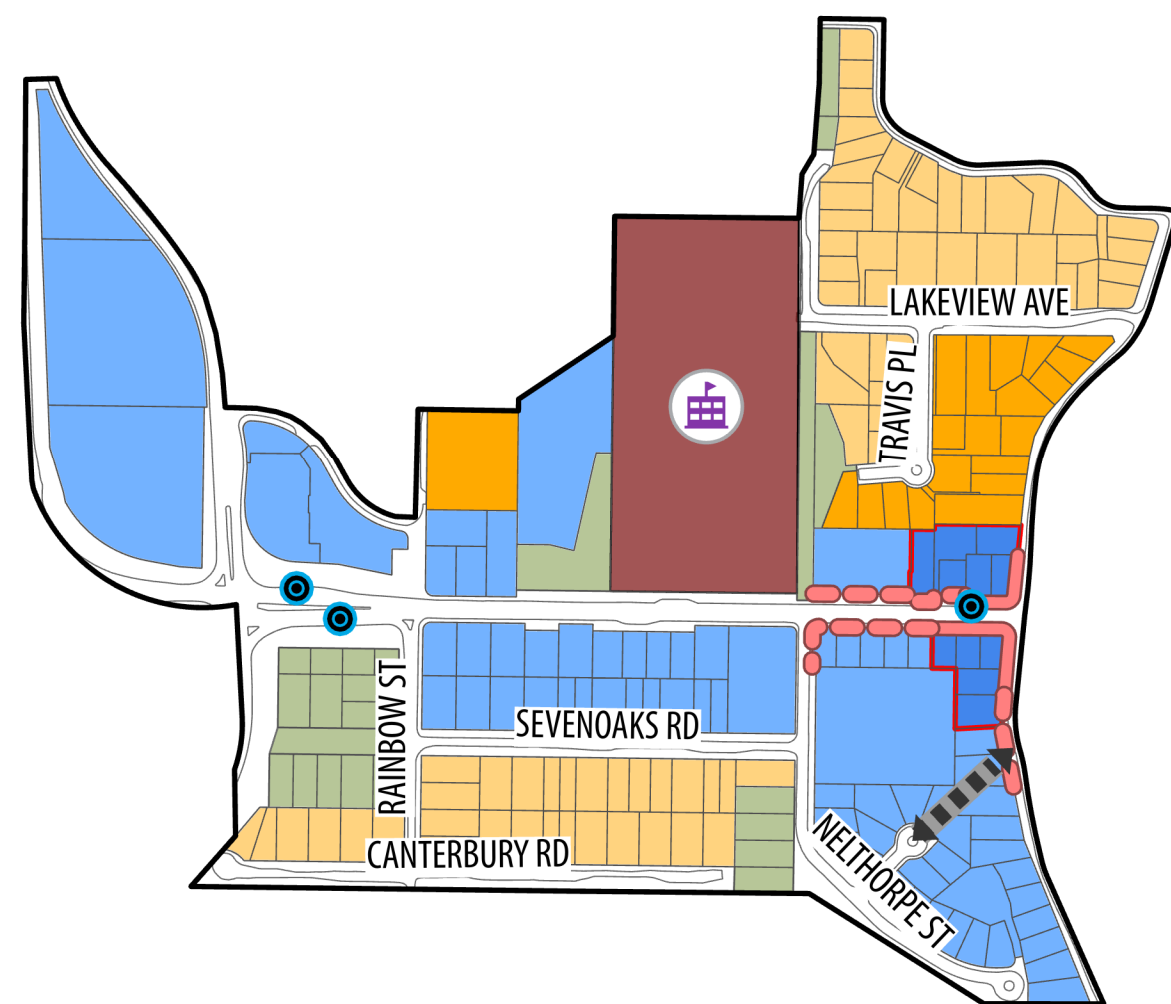
- Introduced a proposed multi-use path connection between Forest Road and Laval Avenue to strengthen walking and cycling connections and provides better access through to UVic and the surrounding community.



McKenzie West



2024

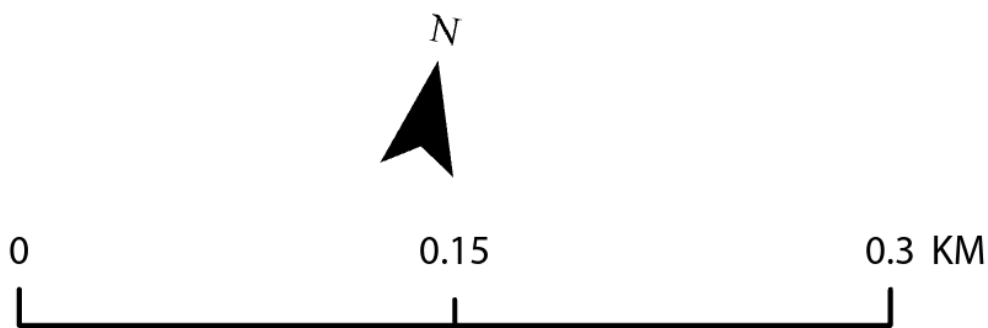
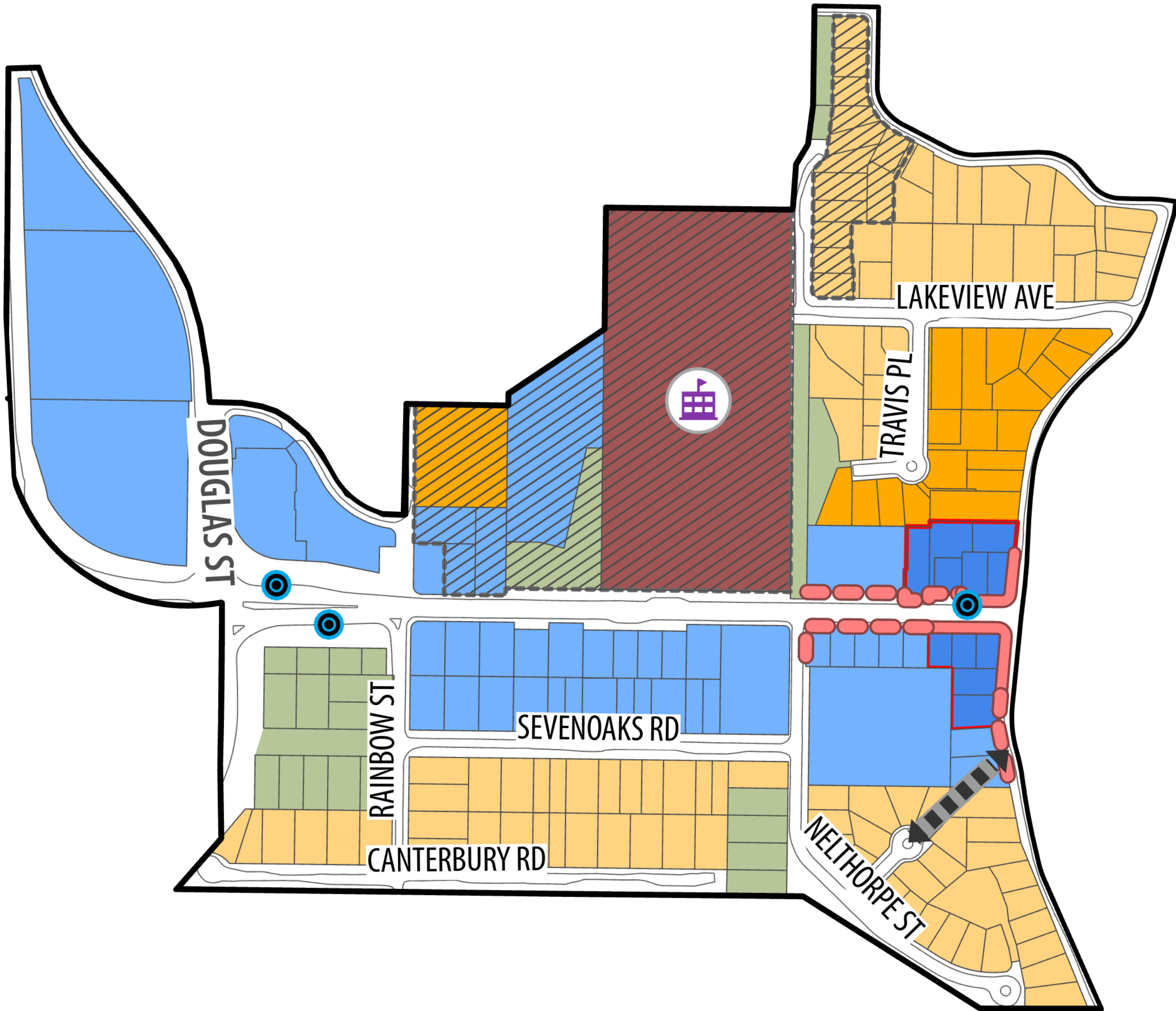


Corridor Hub	
Use	Predominantly commercial mixed-use buildings that incorporate accessible public open space.
Building Type and Form	Mid-Rise buildings with commercial at grade.
Street Interface	Active commercial at grade. Commercial units at grade should provide a range of small frontages that animate the street. Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Low-Rise: 4 6

Apartment	
Use	Predominantly multi-unit residential with integration of public open spaces. Limited opportunity for commercial mixed-use.
Building Type and Form	Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane. Commercial units at grade should provide a range of small frontages that animate the street.
Height (storeys) Base Maximum	Low-Rise: 3 4

Mixed Institutional	
Use	Predominantly institutional, including education, public assembly, recreation and public utilities / services. Non-market housing. Park. Consideration for residential, commercial or light industrial as an ancillary use.
Building Type and Form	Mix of building forms depending on use and adjacent land use designations.
Street Interface	Active institutional or mixed institutional at grade with direct access and views to the street or lane.
Height (storeys) Base Maximum	Dependent on function and in consideration of adjacent land uses.

2025



Key Changes

Environmental and Habitat Protection

- Special site designations have been added to St. Andrews Regional High School and the parcels to the west to recognize Habitat Sites and biodiversity considerations.
- Special site designations have been added to parcels along Nelthorpe Street and Lakeview Avenue, again to strengthen environmental protections in this area.

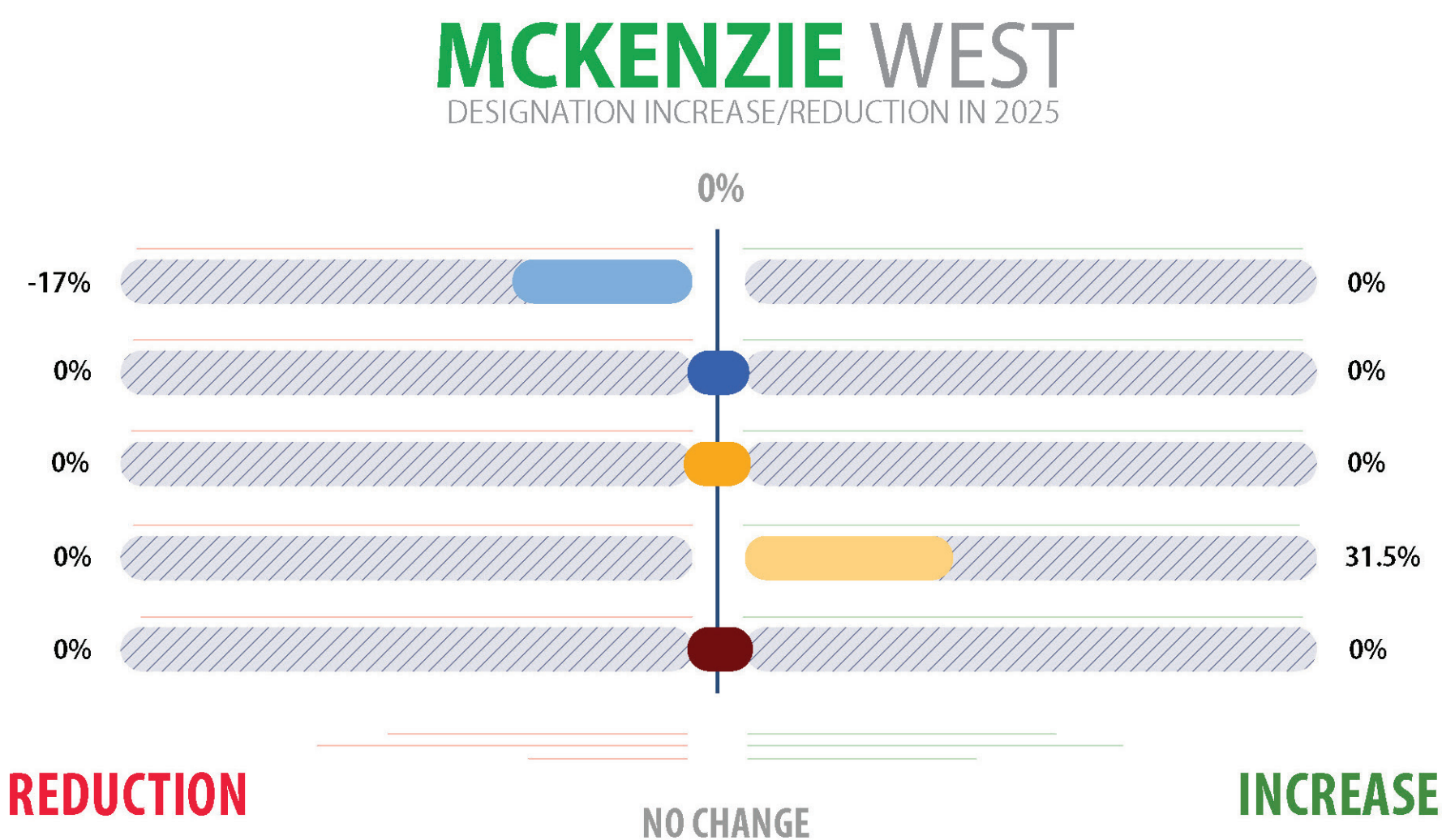
Height & Density Adjustments

- Between Nelthorpe Street and Saanich Road, parcels were reduced from Corridor to Urban Townhome, which helps to better transition into surrounding residential areas.

Legend

- Special Site
- Corridor Hub (Mid-Rise)
- Corridor (Mid-Rise)
- Apartment (Low-Rise)
- Urban Townhome (Low-Rise)
- Mixed Institutional
- Other Policies/Zoning
- Public Park

- New Roads
- Commercial Frontage Encouraged
- Commercial Frontage Required
- School
- RapidBus Stop (Proposed)



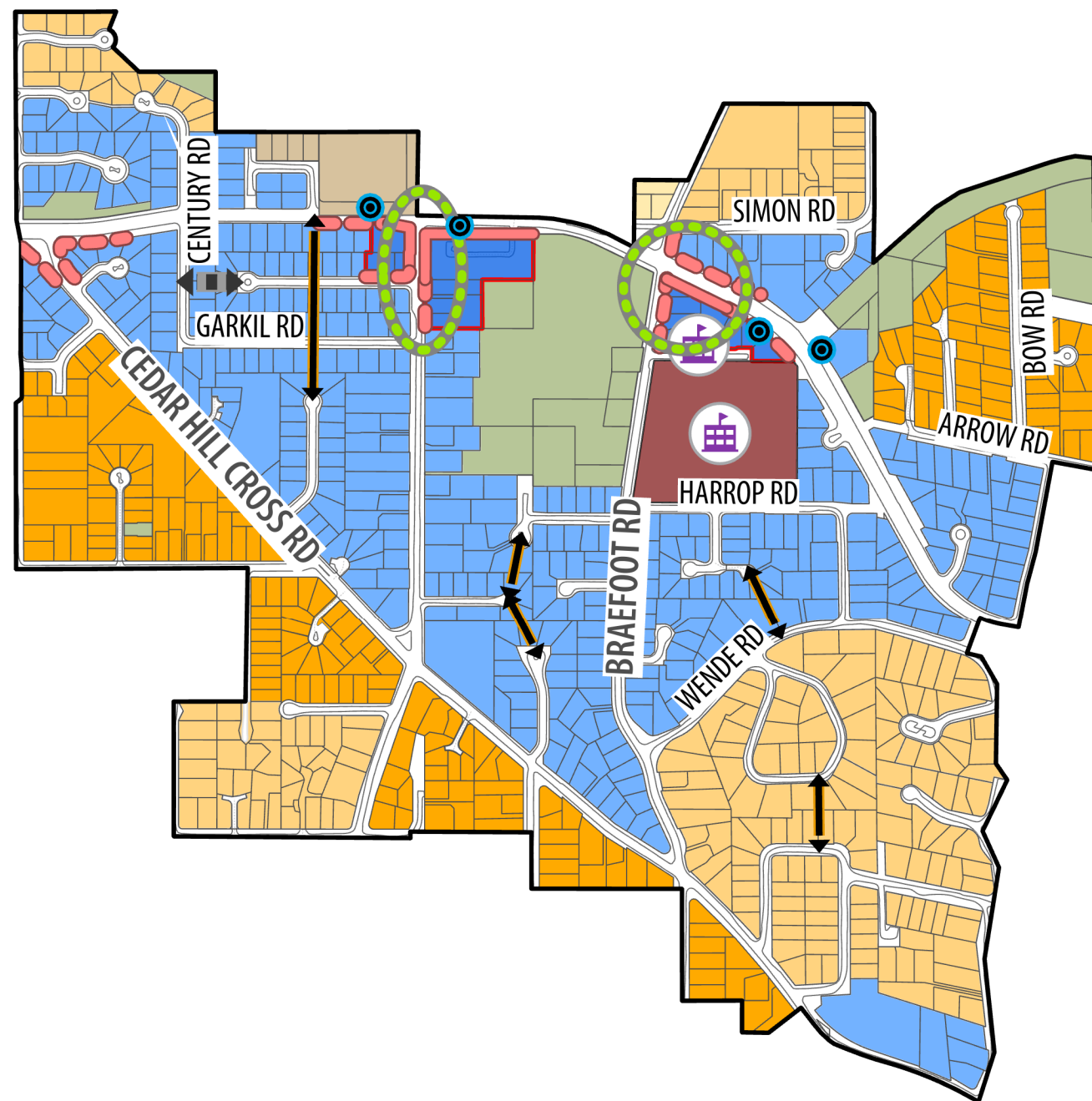
*PERCENTAGE CALCULATIONS BASED ON THE AREA OF INDIVIDUAL LAND USE DESIGNATIONS



Braefoot



2024



Corridor Hub	
Use	Predominantly commercial mixed-use buildings that incorporate accessible public open space.
Building Type and Form	Mid-Rise buildings with commercial at grade.
Street Interface	Active commercial at grade. Commercial units at grade should provide a range of small frontages that animate the street. Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Low-Rise: 4 6

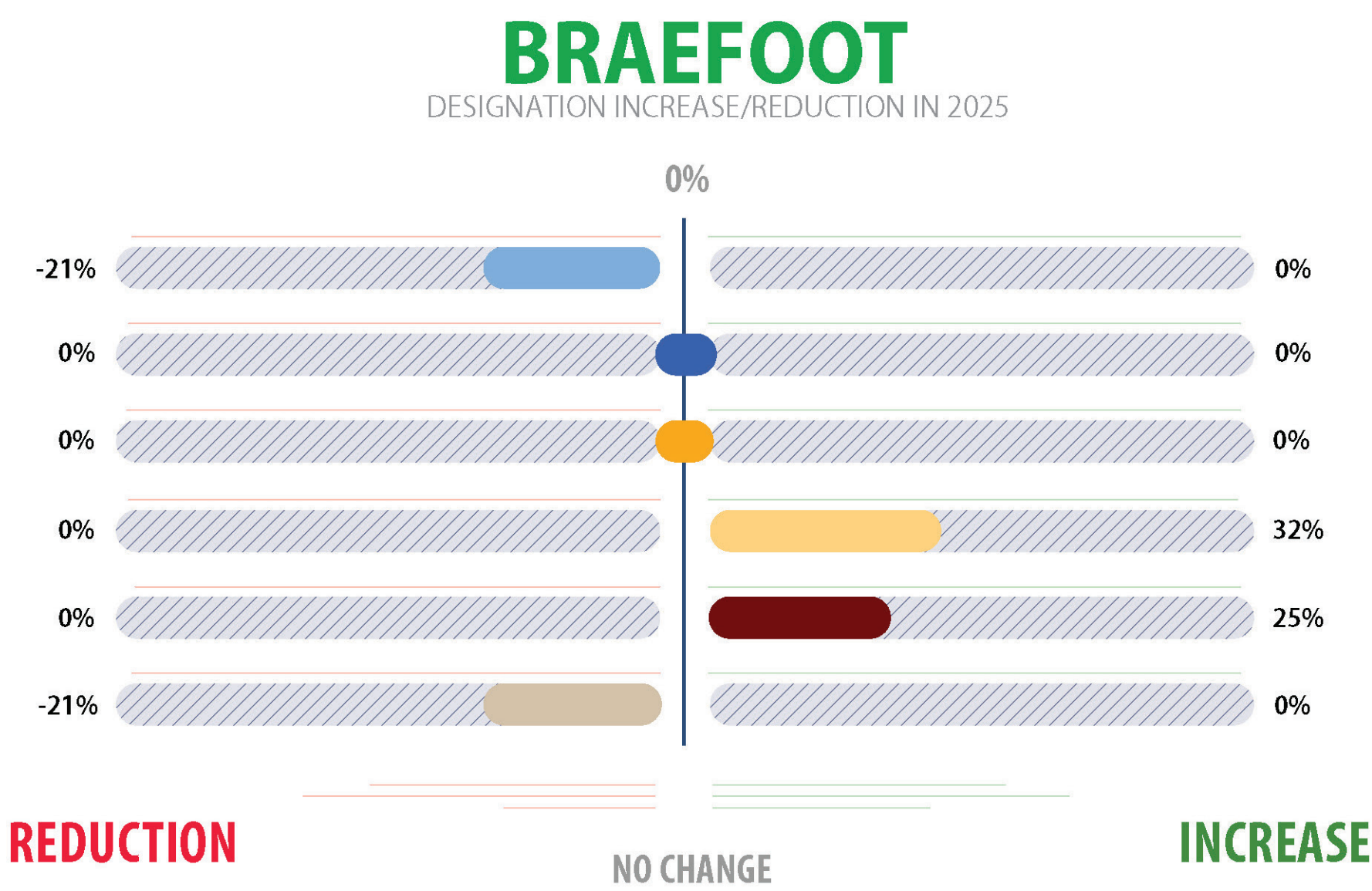
Corridor	
Use	Predominantly multi-unit residential, with limited commercial-retail or live/work units at grade and complemented with park/public open spaces.
Building Type and Form	Primarily mid-rise multi-unit residential with a ground-oriented residential and commercial. Multiple buildings forms including apartment, townhouse and stacked townhouse are encouraged on larger and/or challenging sites. Ground oriented units should have direct access and views to the street or lane.
Street Interface	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	Low-/ Mid-Rise: 3 6

Apartment	
Use	Predominantly multi-unit residential with integration of public open spaces. Limited opportunity for commercial mixed-use.
Building Type and Form	Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Street Interface	Commercial units at grade should provide a range of small frontages that animate the street.
Height (storeys) Base Maximum	Low-Rise: 3 4

Urban Townhome	
Use	Predominantly multi-unit residential with consideration of live/work units at grade.
Building Type and Form	Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing, Houseplexes
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Low-Rise: 3* *See Policy 3.1.9, which provides the possibility of 4 storeys

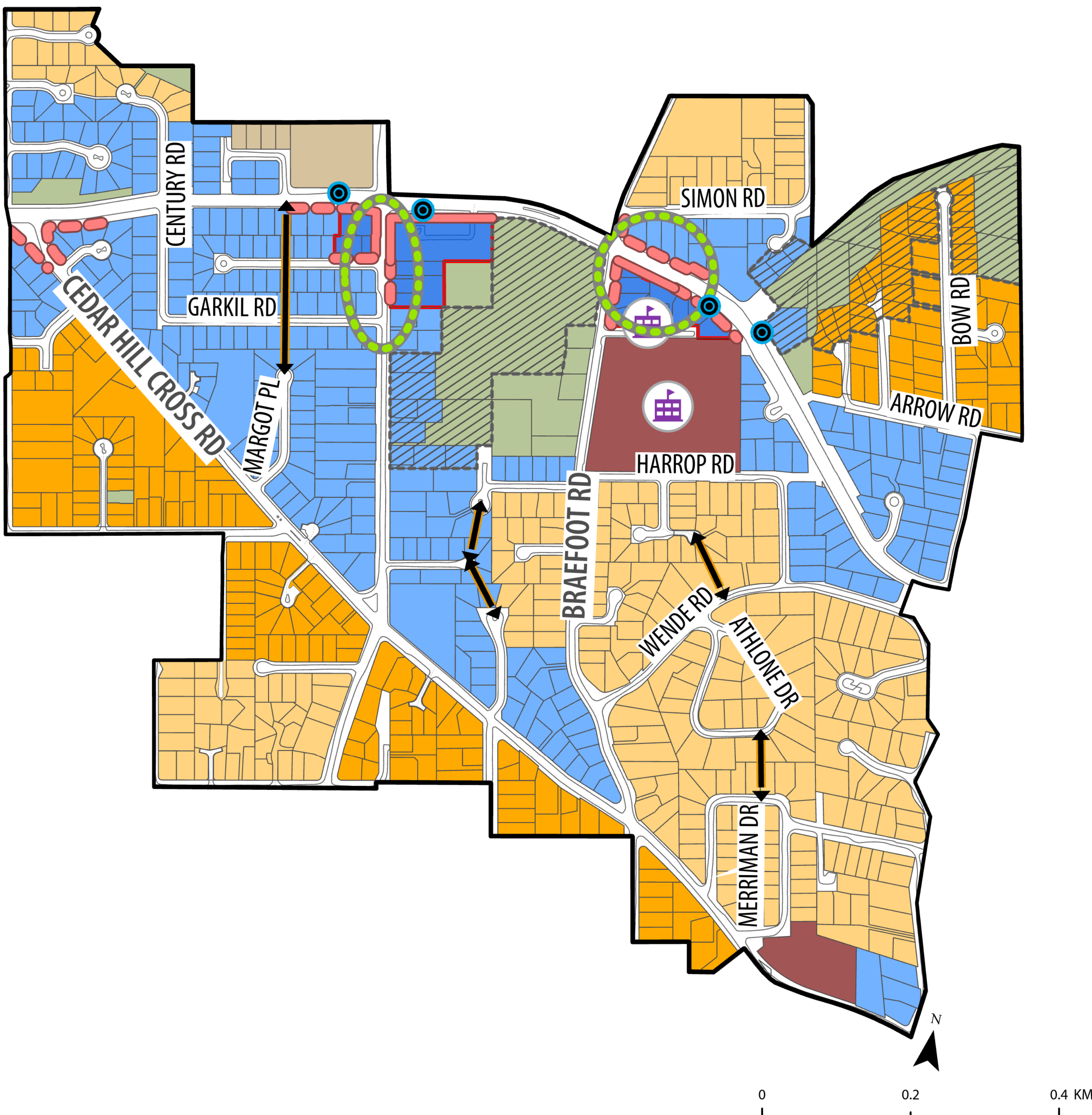
Mixed Institutional	
Use	Predominantly institutional, including education, public assembly, recreation and public utilities / services. Non-market housing. Park. Consideration for residential, commercial or light industrial as an ancillary use.
Building Type and Form	Mix of building forms depending on use and adjacent land use designations.
Street Interface	Active institutional or mixed institutional at grade with direct access and views to the street or lane.
Height (storeys) Base Maximum	Dependent on function and in consideration of adjacent land uses.

Agricultural Commercial	
Use	Predominantly commercial integrated with elements of small-scale urban food growing and nursery production.
Building Type and Form	Low-rise buildings with commercial uses at grade. Agricultural / food production structures.
Street Interface	Ground oriented commercial building with inviting frontages that complement the agricultural character.
Height (storeys) Base Maximum	Low-Rise: 1



*PERCENTAGE CALCULATIONS BASED ON THE AREA OF INDIVIDUAL LAND USE DESIGNATIONS

2025



Legend

- Special Site
- Corridor Hub (Mid-Rise)
- Corridor (Mid-Rise)
- Apartment (Low-Rise)
- Urban Townhome (Low-Rise)
- Mixed Institutional
- Agricultural Commercial
- Public Park
- Proposed Public Realm/Open Space
- New MUP Connection (Multi-Use Path)
- Commercial Frontage Encouraged
- Commercial Frontage Required
- School
- RapidBus Stop (Proposed)

Key Changes

Environmental and Habitat Protection

- Special site designations have been added around Braefoot Park and Bow Park to recognize Habitat Sites and biodiversity considerations.

Height & Density Adjustments

- Parcels between Braefoot Road, Harrop Road, and Wende Road have been reduced from Corridor to Urban Townhome to create a gentler transition into the surrounding single-family areas.

Site-Specific Designation Changes

- The parcels at 3851 and 3861 Cedar Hill Cross Road have been changed from Corridor to Mixed Institutional, reflecting their current and future institutional use.

Transportation and Mobility Changes

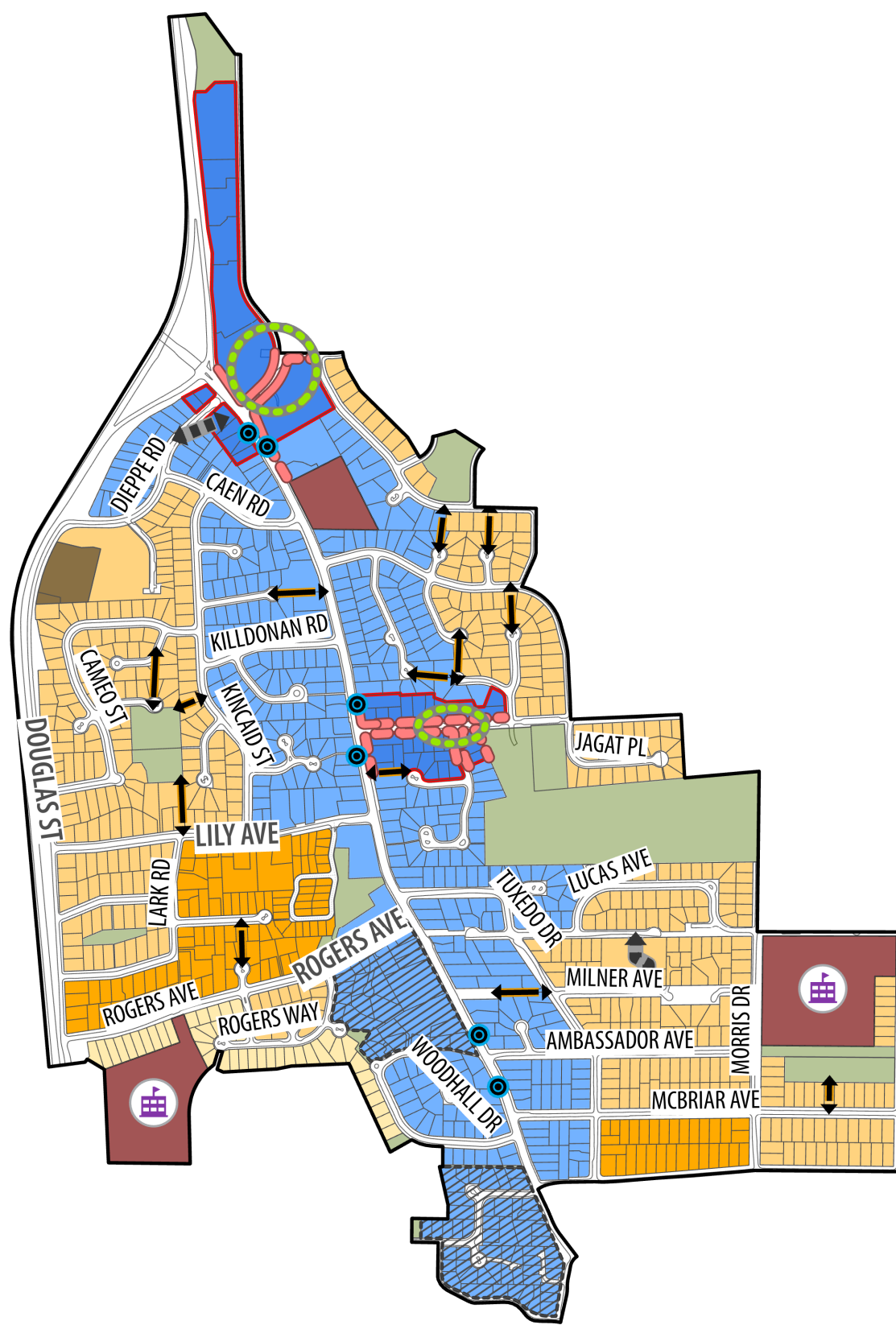
- The previously proposed road connection from Century Road to Lonsdale Place has been removed.



Quadra North



2024



Corridor Hub	
Use	Predominantly commercial mixed-use buildings that incorporate accessible public open space.
Building Type and Form	Mid-Rise buildings with commercial at grade.
Street Interface	Active commercial at grade. Commercial units at grade should provide a range of small frontages that animate the street. Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Low-Rise: 4 6

Apartment	
Use	Predominantly multi-unit residential with integration of public open spaces. Limited opportunity for commercial mixed-use.
Building Type and Form	Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane. Commercial units at grade should provide a range of small frontages that animate the street.
Height (storeys) Base Maximum	Low-Rise: 3 4

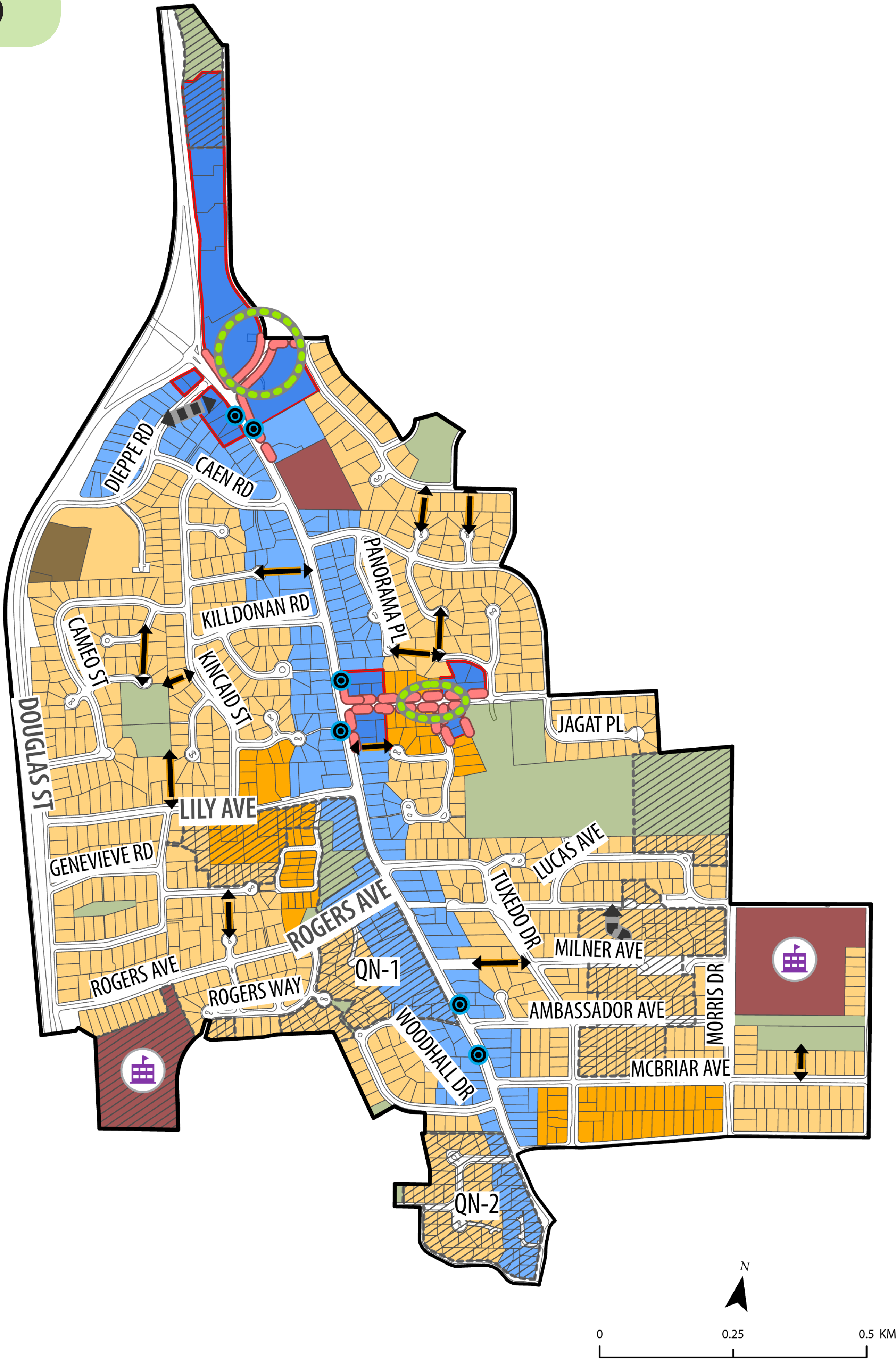
Mixed Institutional	
Use	Predominantly institutional, including education, public assembly, recreation and public utilities / services. Non-market housing. Park. Consideration for residential, commercial or light industrial as an ancillary use.
Building Type and Form	Mix of building forms depending on use and adjacent land use designations.
Street Interface	Active institutional or mixed institutional at grade with direct access and views to the street or lane.
Height (storeys) Base Maximum	Dependent on function and in consideration of adjacent land uses.

Corridor	
Use	Predominantly multi-unit residential, with limited commercial-retail or live/work units at grade and complemented with park/public open spaces.
Building Type and Form	Primarily mid-rise multi-unit residential with a ground-oriented residential and commercial. Multiple buildings forms including apartment, townhouse and stacked townhouse are encouraged on larger and/or challenging sites.
Street Interface	Ground oriented units should have direct access 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	Low-/ Mid-Rise: 3 6

Urban Townhome	
Use	Predominantly multi-unit residential with consideration of live/work units at grade.
Building Type and Form	Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing, Houseplexes
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Low-Rise: 3* *See Policy 3.1.9, which provides the possibility of 4 storeys

Mixed Employment	
Use	Predominantly commercial and light/ultra-light industrial with consideration for limited residential.
Building Type and Form	Low - to Mid-Rise buildings
Street Interface	Active commercial or light/ultra-light industrial at grade required, providing a range of frontages.
Height (storeys) Base Maximum	Low to Mid-Rise: 1 6

2025



Special Site

Corridor Hub (Mid-Rise)

Corridor (Mid-Rise)

Apartment (Low-Rise)

Urban Townhome (Low-Rise)

Mixed Institutional

Mixed Employment (Industrial)

Public Park

Proposed Public Realm/Open Space

New Roads

New MUP Connection (Multi-Use Path)

Commercial Frontage Encouraged

Commercial Frontage Required

School

RapidBus Stop (Proposed)

QUADRA NORTH

DESIGNATION INCREASE/REDUCTION IN 2025

*PERCENTAGE CALCULATIONS BASED ON THE AREA OF INDIVIDUAL LAND USE DESIGNATIONS

Key Changes

Environmental and Habitat Protection

- Special site designations have been added across the sub-area to protect sensitive Habitat Sites, biodiversity features, and heritage buildings.

Height & Density Adjustments

- The overall Corridor designation has been reduced by about 50%, with those parcels transitioning to either Apartment or Urban Townhome designations.
- The Beckwith Hub has been reduced by approximately 55%, with parcels transitioning from Corridor Hub to Apartment.

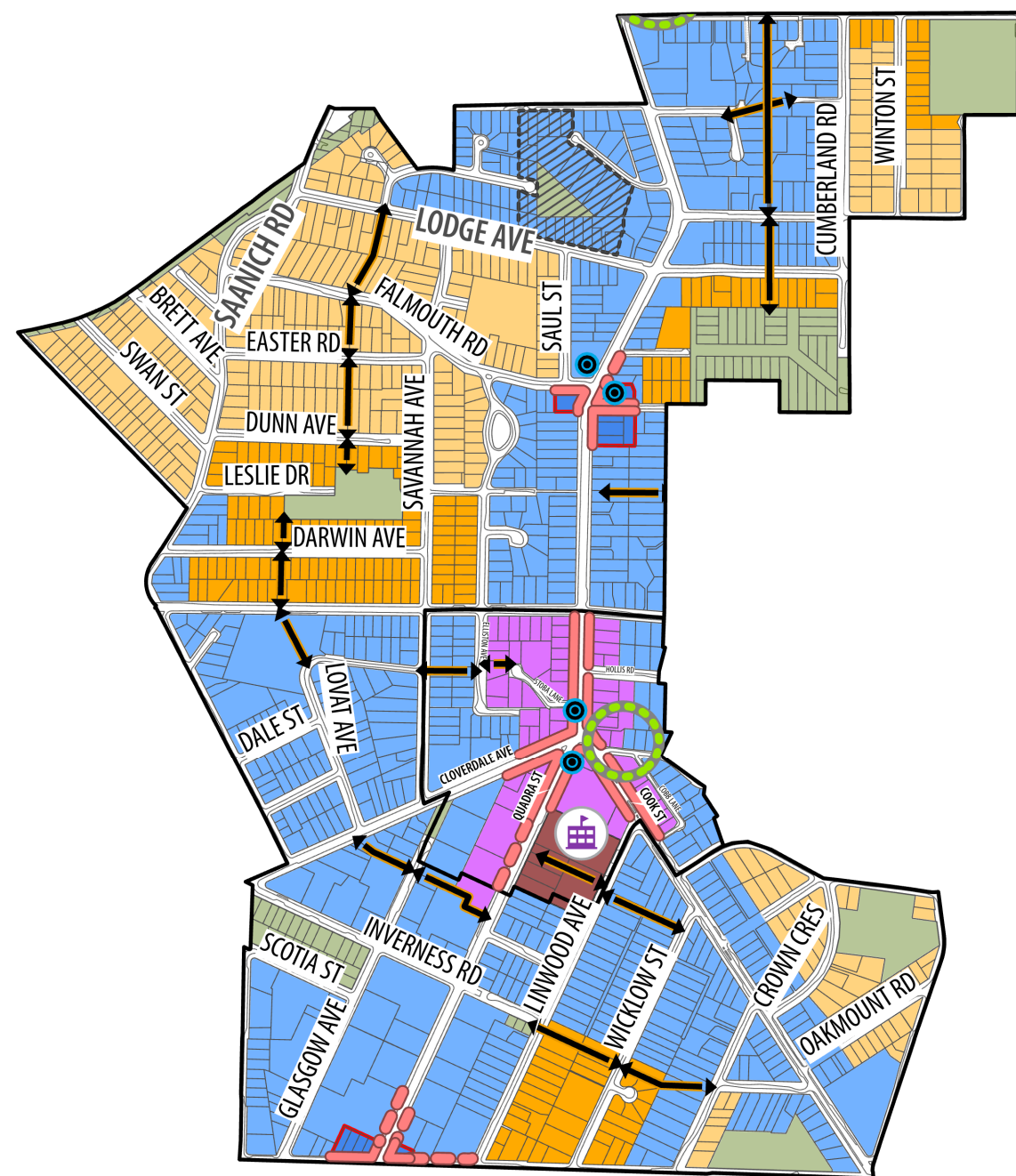
Transportation and Mobility Changes

- The previously proposed multi-use path connection from Belvedere Road to Panorama Place has been removed.

Quadra South/Four Corners Village



2024



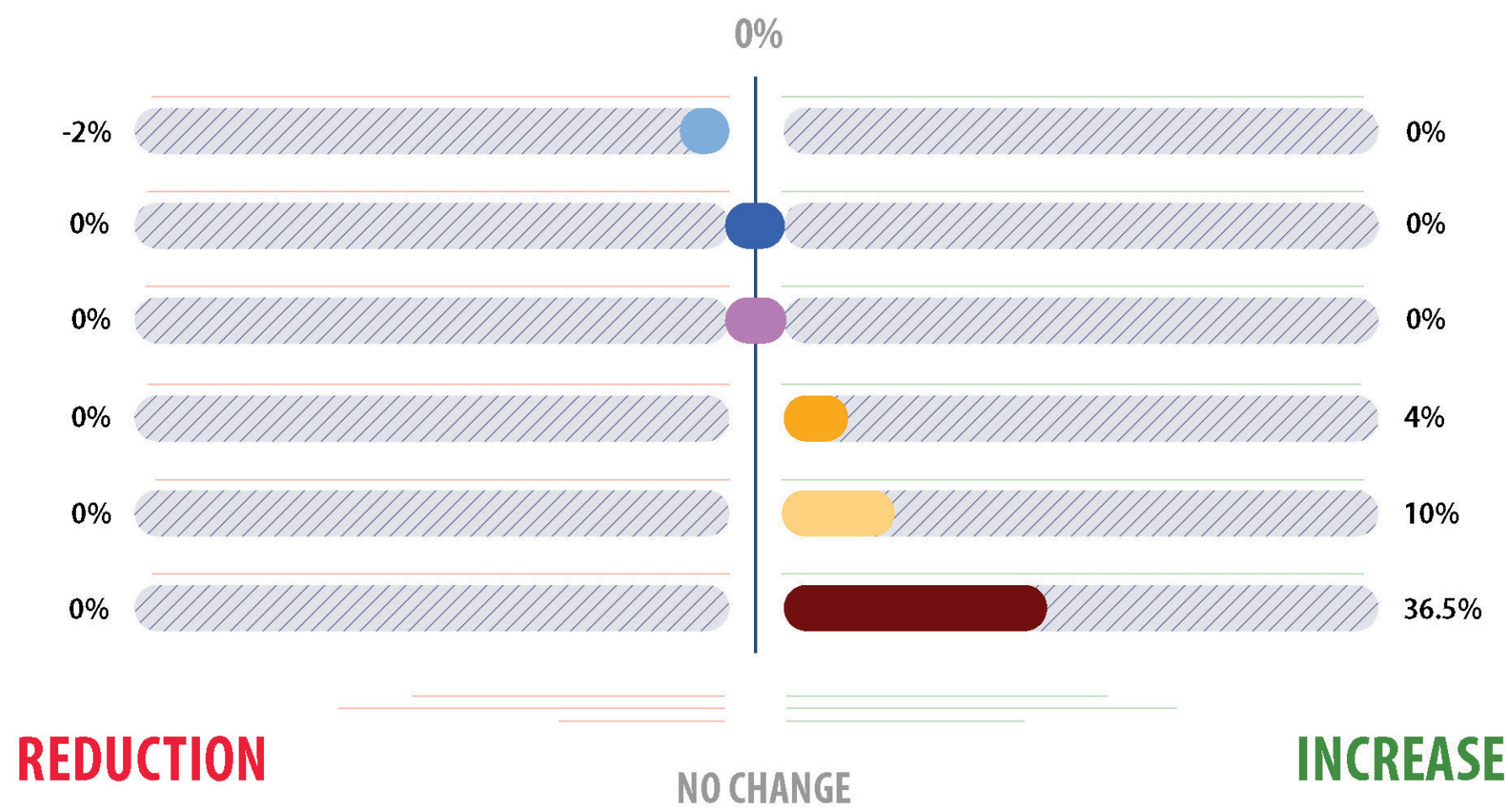
Corridor Hub	
Use	Predominantly commercial mixed-use buildings that incorporate accessible public open space.
Building Type and Form	Mid-Rise buildings with commercial at grade.
Street Interface	Active commercial at grade. Commercial units at grade should provide a range of small frontages that animate the street. Residential buildings should include ground-oriented units with direct access and views to the street or lane.
Height (storeys) Base Maximum	Low-Rise: 4 6

Apartment	
Use	Predominantly multi-unit residential with integration of public open spaces. Limited opportunity for commercial mixed-use.
Building Type and Form	Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing
Street Interface	Residential buildings should include ground-oriented units with direct access and views to the street or lane. Commercial units at grade should provide a range of small frontages that animate the street.
Height (storeys) Base Maximum	Low-Rise: 3 4

Mixed Institutional	
Use	Predominantly institutional, including education, public assembly, recreation and public utilities / services. Non-market housing. Park. Consideration for residential, commercial or light industrial as an ancillary use.
Building Type and Form	Mix of building forms depending on use and adjacent land use designations.
Street Interface	Active institutional or mixed institutional at grade with direct access and views to the street or lane.
Height (storeys) Base Maximum	Dependent on function and in consideration of adjacent land uses.

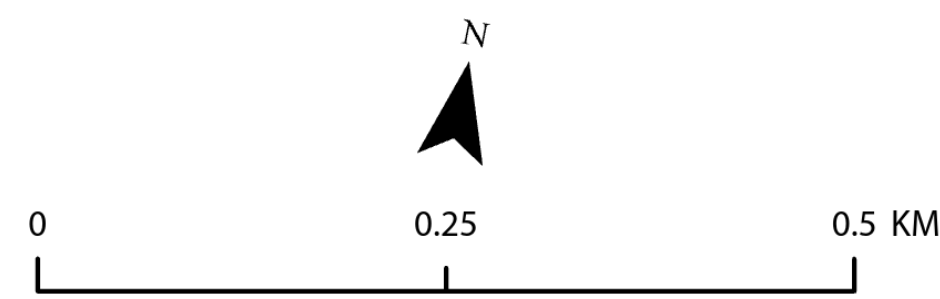
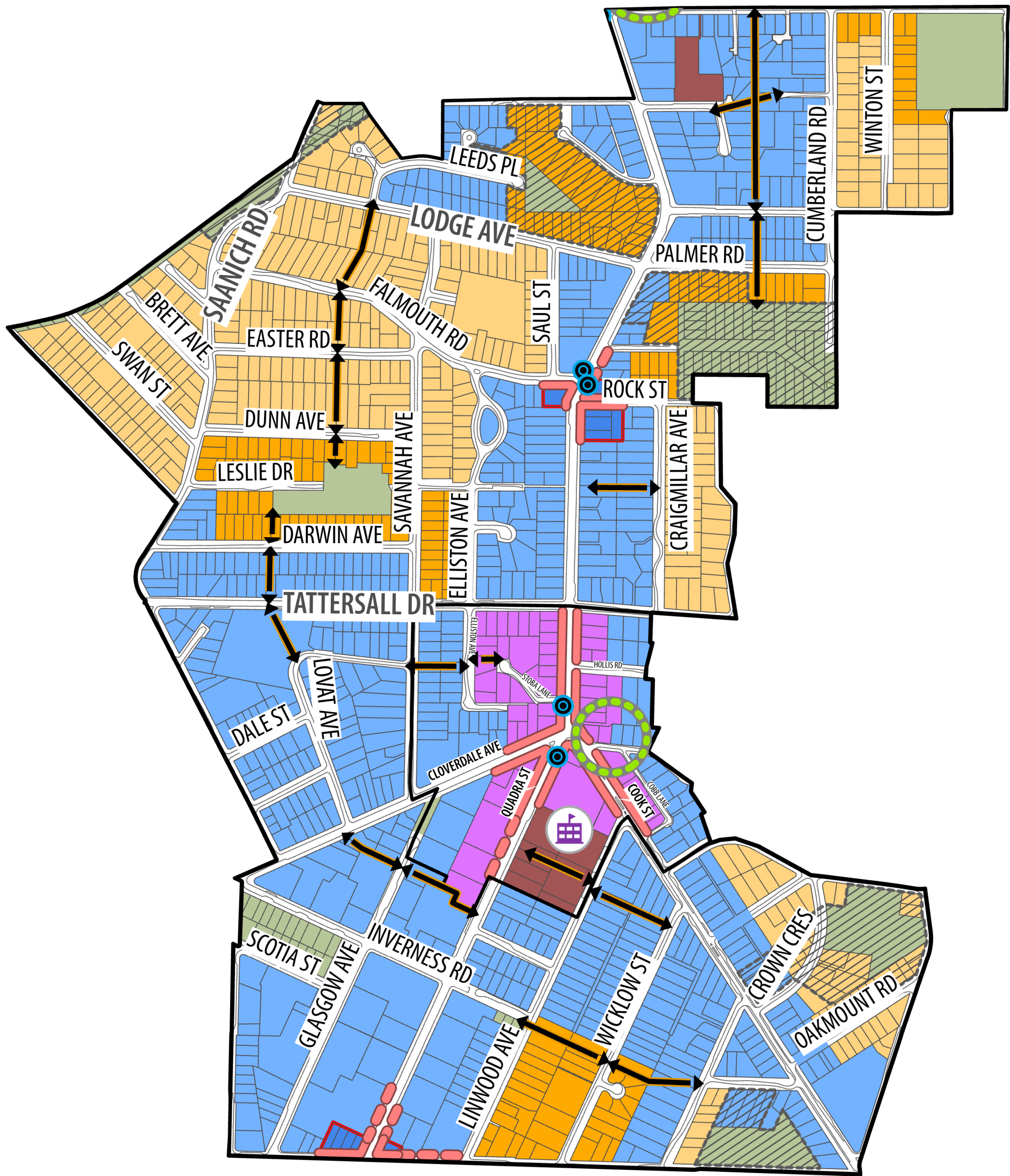
QUADRA SOUTH

DESIGNATION INCREASE/REDUCTION IN 2025



*PERCENTAGE CALCULATIONS BASED ON THE AREA OF INDIVIDUAL LAND USE DESIGNATIONS

2025



Legend

- Special Site
- Corridor Hub (Mid-Rise)
- Corridor (Mid-Rise)
- Village (Mid-Rise)
- Apartment (Low-Rise)
- Urban Townhome (Low-Rise)
- Mixed Institutional
- Public Park
- Proposed Public Realm/Open Space
- New MUP Connection (Multi-Use Path)
- Commercial Frontage Encouraged
- Commercial Frontage Required
- School
- RapidBus Stop (Proposed)

Key Changes

Environmental and Habitat Protection

- Added special site designations around Camrose Park and Peacock Hill Park for Habitat Sites and biodiversity considerations.
- Added special site designations around Playfair Park for Habitat Sites and biodiversity considerations.

Height & Density Adjustments

- Parcels around Leeds park have been reduced from Corridor to Apartment for gentler density around the park and in consideration of Habitat Sites.
- Increased parcels between Tattersall Drive and Darwin Avenue from Apartment to Corridor to balance growth opportunities.

Plan Boundary Changes

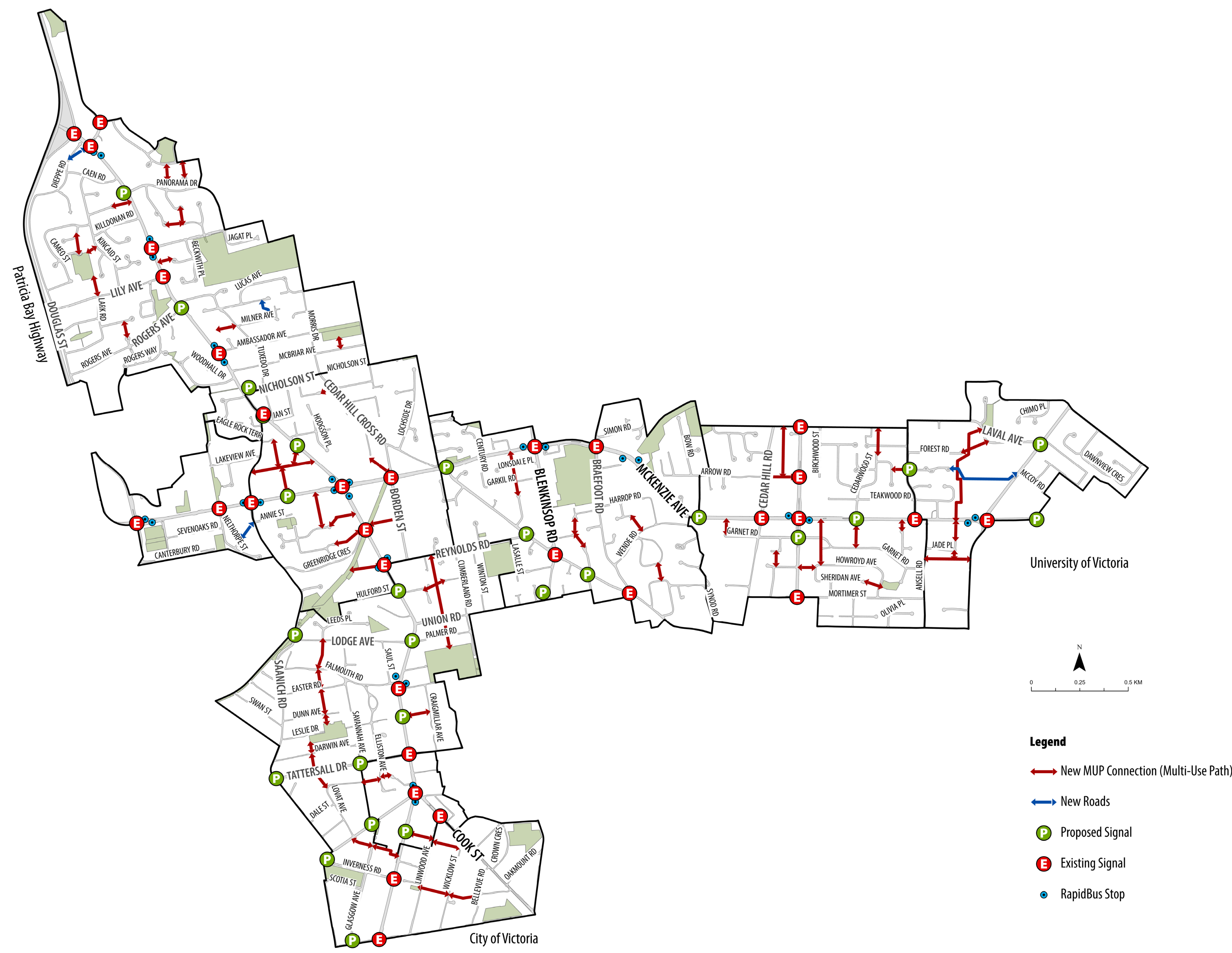
- Extended plan boundary to include Kathleen Street.



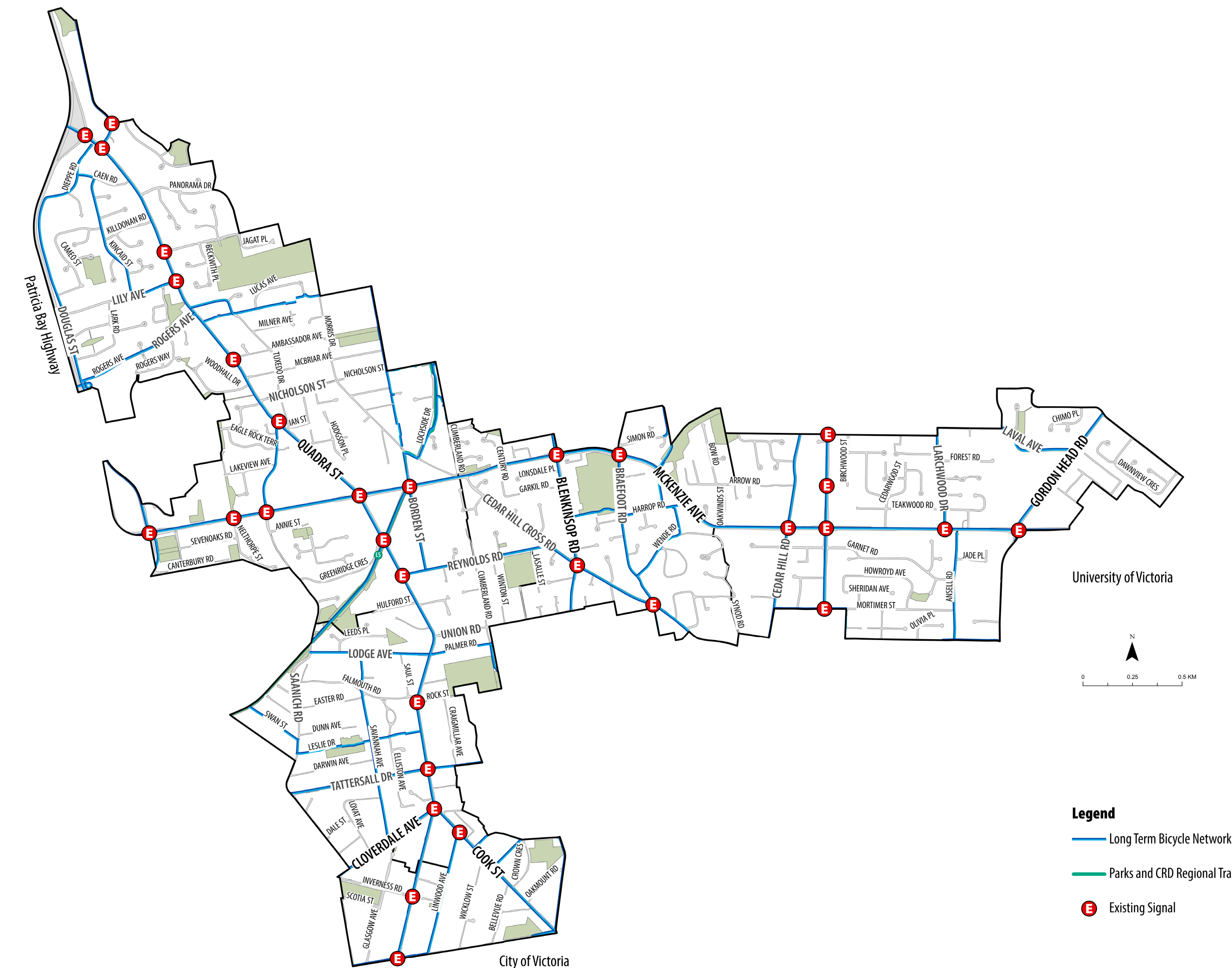
Transportation and Mobility Overview



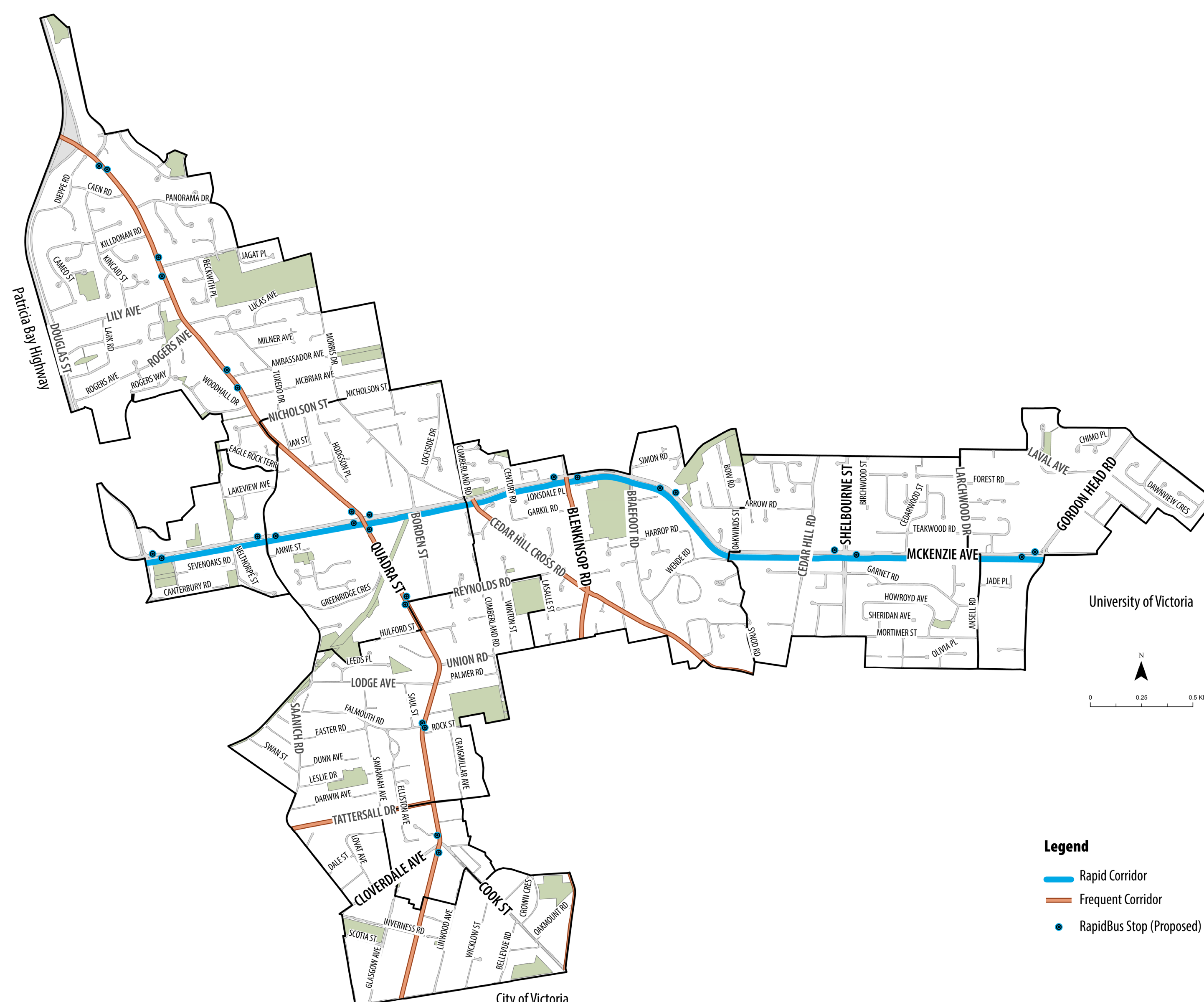
Transportation Network (Map 4.2)



Cycling Network (Map 4.3)



Transit Network (Map 4.4)



Transportation and Mobility Policy Direction and Key Changes

Policy Direction

Safer Crossings & Sidewalks

- Improve safety and accessibility with new pedestrian crossings and continuous, accessible sidewalks.

Better Connections for Walking & Cycling

- Create new pathways and bike routes, separate bike lanes from traffic, and improve the Lochside Trail.

Improved Transit Corridors

- Enhance McKenzie Avenue as a Rapid Transit Corridor and strengthen Quadra Street as a primary transit route. Add better bus stops, shelters, and lighting.

Integrated Travel Options

- Support all modes of travel, guided by the Saanich Mobility Pyramid, with secure bike parking and connections to transit.

Key Changes

- Moved proposed signal from Century Road and McKenzie Avenue to Cedar Hill Cross Road and McKenzie.
- Modified or removed multi-use paths and roads from specific locations in the Braefoot, Quadra North and Gordon Head McKenzie Centre sub areas.

McKenzie Avenue - Street Vision



McKenzie Avenue (Map 6.3)

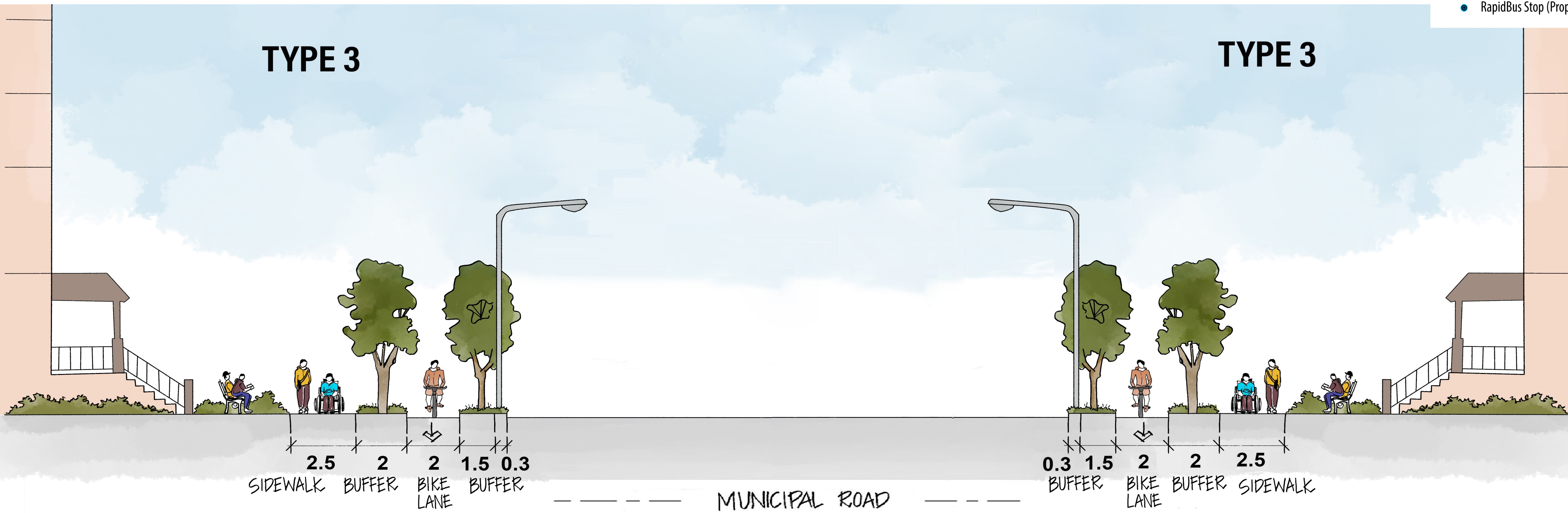
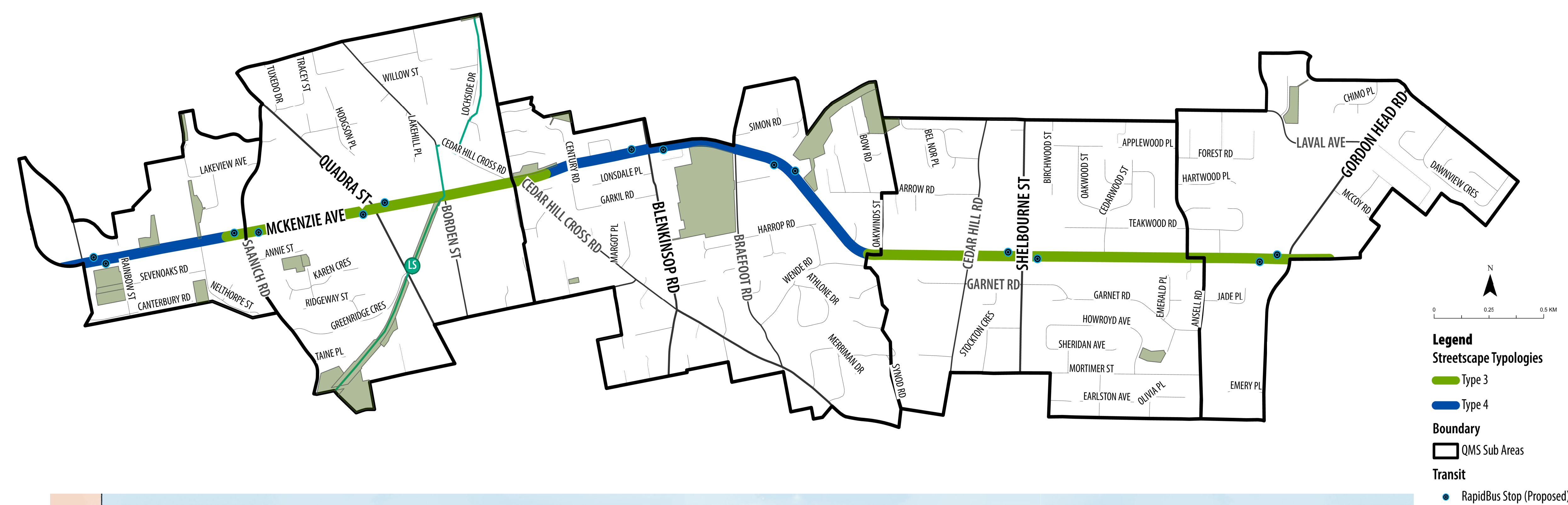


Figure 6.1

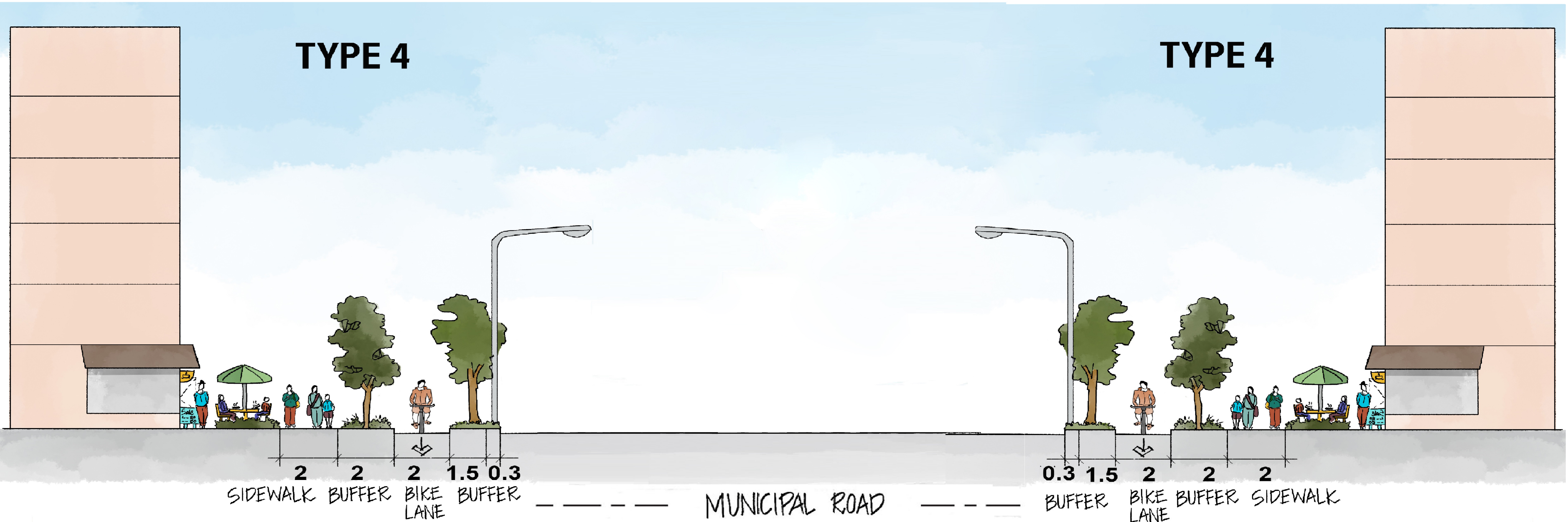


Figure 6.2

Street Vision Policy Direction and Key Changes

Policy Direction

Pedestrian Safety & Comfort

- Foster pedestrian safety and comfort by designing ground-oriented buildings fronting McKenzie Avenue with welcoming pedestrian access points, uninterrupted and wide sidewalks, and street amenities including awnings, canopies and seating.
- Add and enhance pedestrian crossings near schools, high-activity areas, and destinations.

Cycling & Multi-Modal Access

- Install bike racks and bike storage facilities at transit stops, commercial nodes and key destinations along the Corridor.

Green & Livable Streets

- Maximize tree canopy and retain high-value trees in Corridor improvements.

Key Changes:

- Section 6.1 (including Figures 6.1 and 6.2): McKenzie Corridor Design Concepts and language changed to exclude road design concepts.
- Added a new policy to undertake a public process with BC Transit to determine a future design concept for McKenzie Avenue that supports goals of the Official Community Plan (OCP), Transit Future Plan and Active Transportation Plan.

Note: These cross sections are an illustrative representation of a typical cross sections. Cross sections may vary at specific locations and intersections to respond to local conditions.

Quadra Street - Street Vision



Quadra Street (Map 7.3)

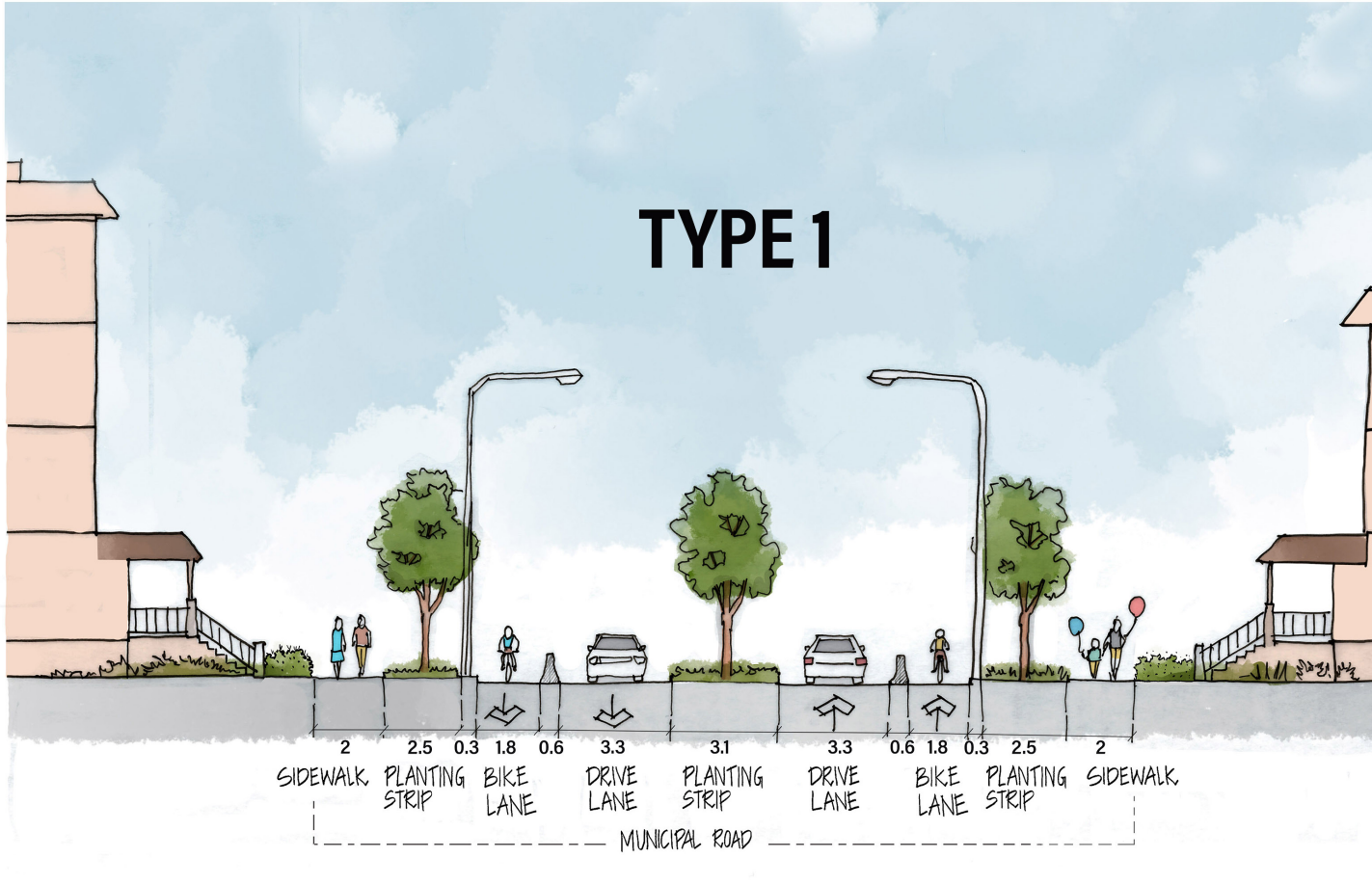
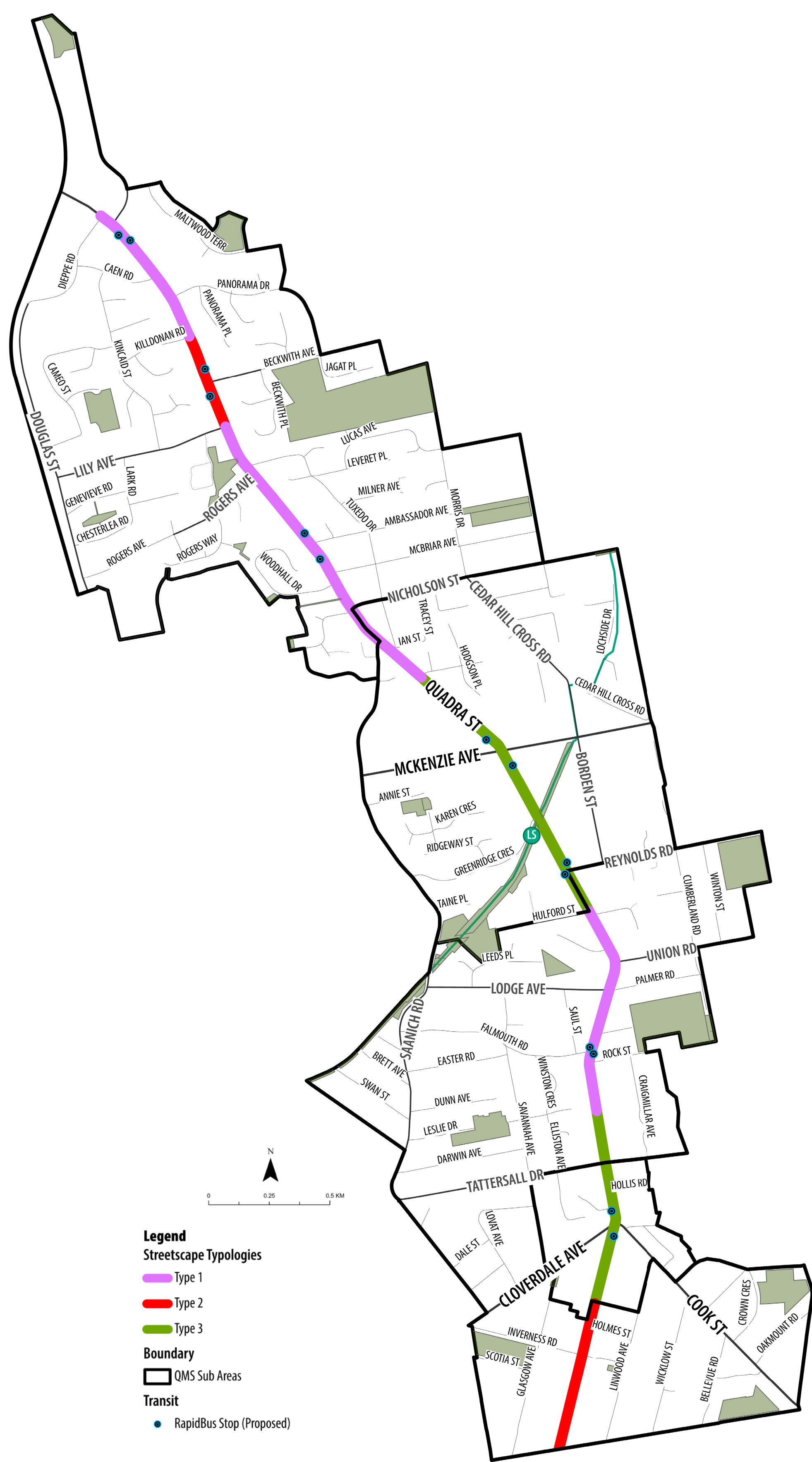


Figure 7.1

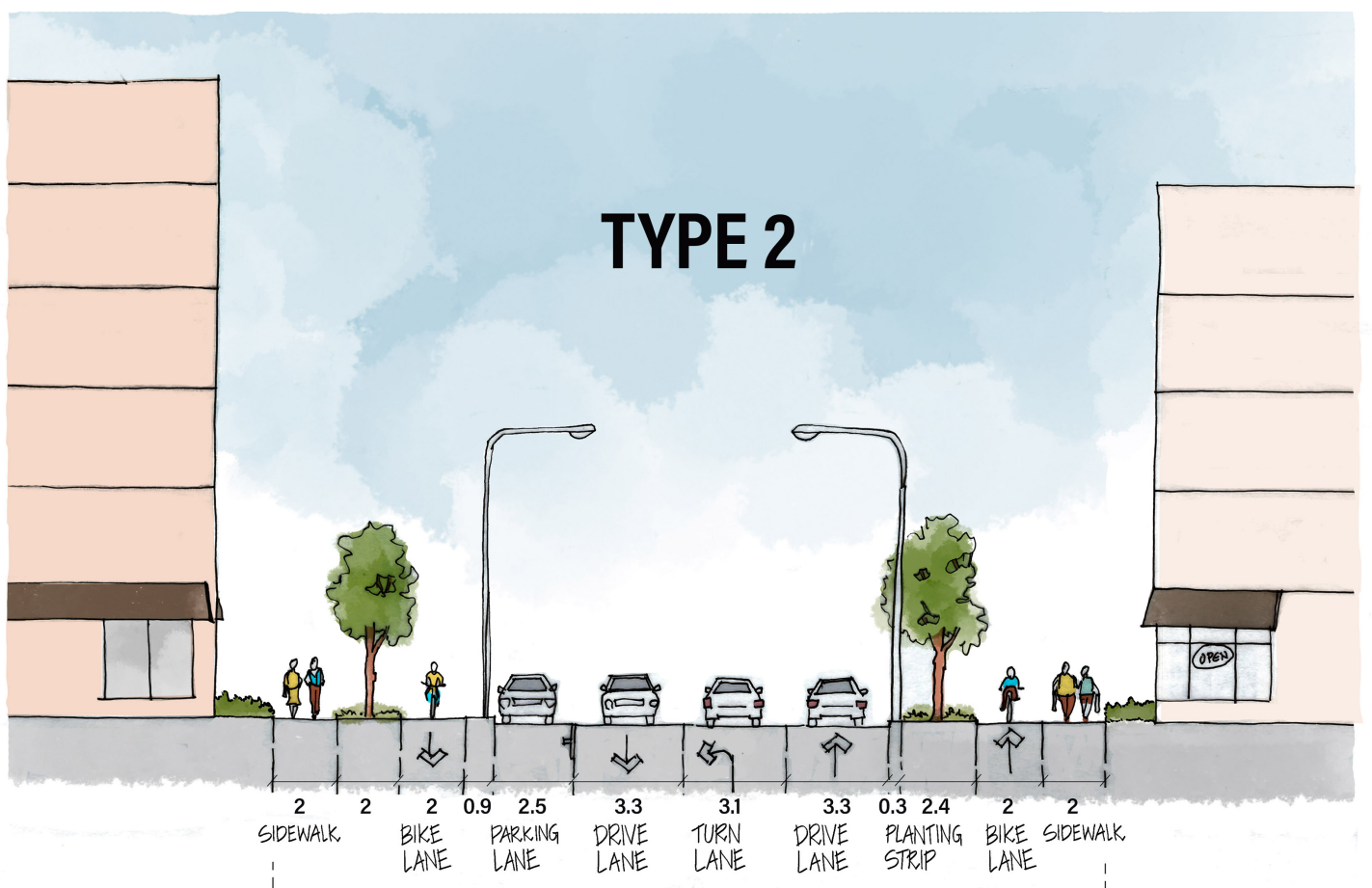
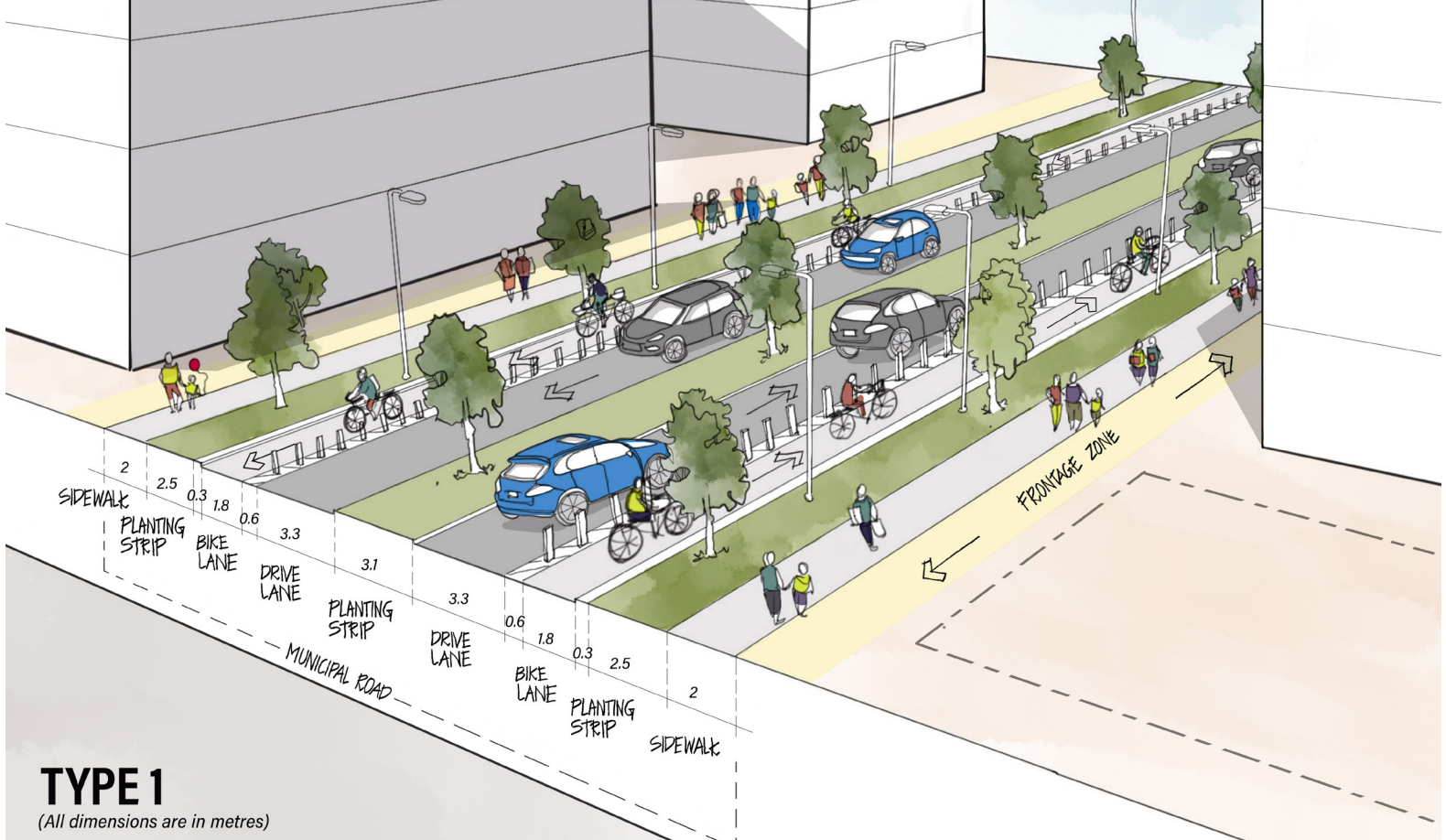


Figure 7.2

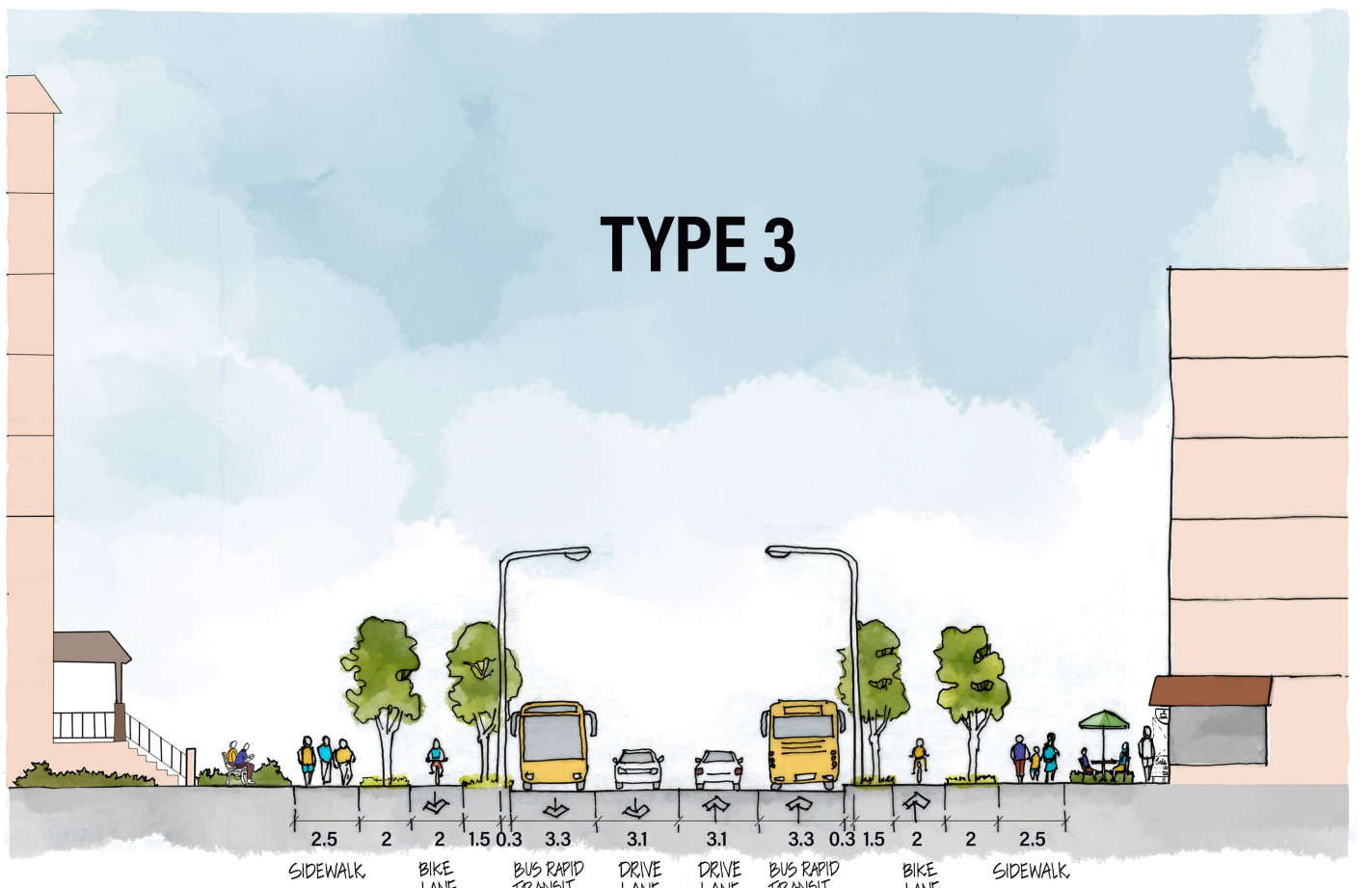
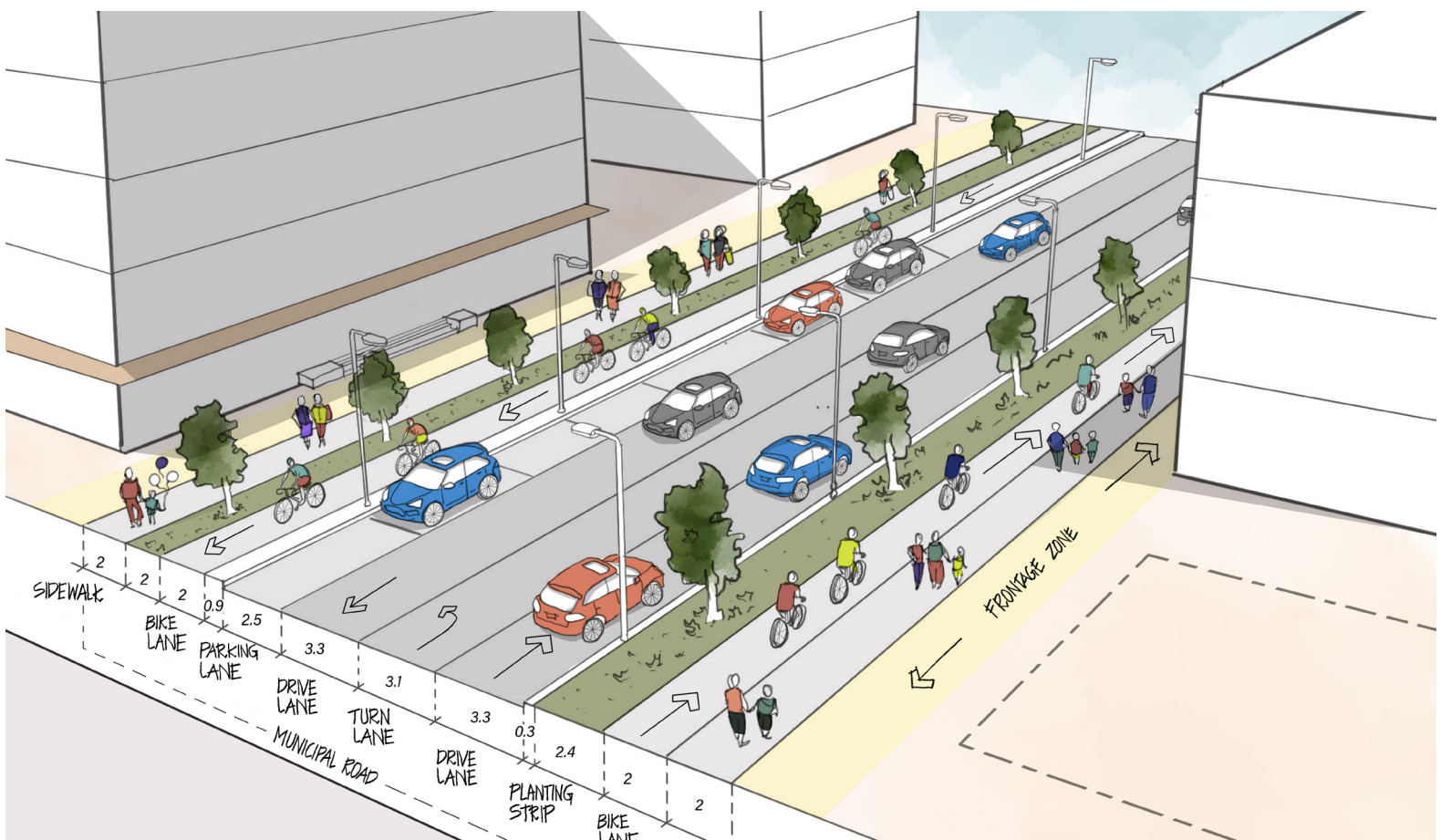
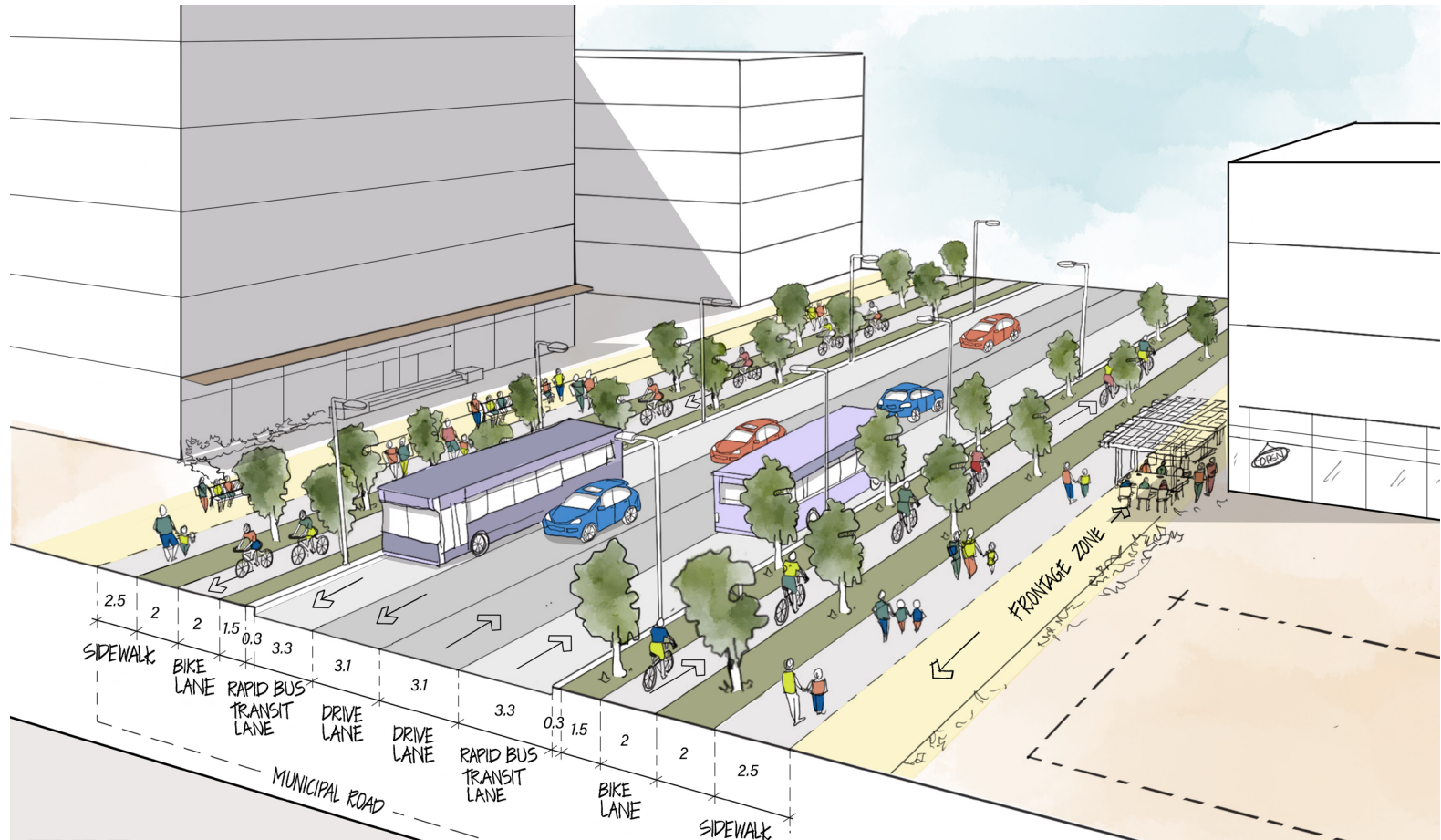


Figure 7.3



Note: These cross sections are an illustrative representation of a typical cross sections. Cross sections may vary at specific locations and intersections to respond to local conditions.

Street Vision Policy Direction and Key Changes

Policy Direction

Pedestrian Safety & Comfort

- Welcoming ground-floor design with wide, continuous sidewalks and street amenities like awnings, canopies, and seating that creates vibrant, people friendly streets.
- Explore realignment at Quadra/Cook/Cloverdale to improve safety and efficiency.
- Add and enhance pedestrian crossings near schools, high-activity areas, and destinations.
- Ensure buildings align parallel to Quadra Street for a cohesive streetscape.

Cycling & Multi-Modal Access

- Bike racks and storage at transit stops and commercial nodes.

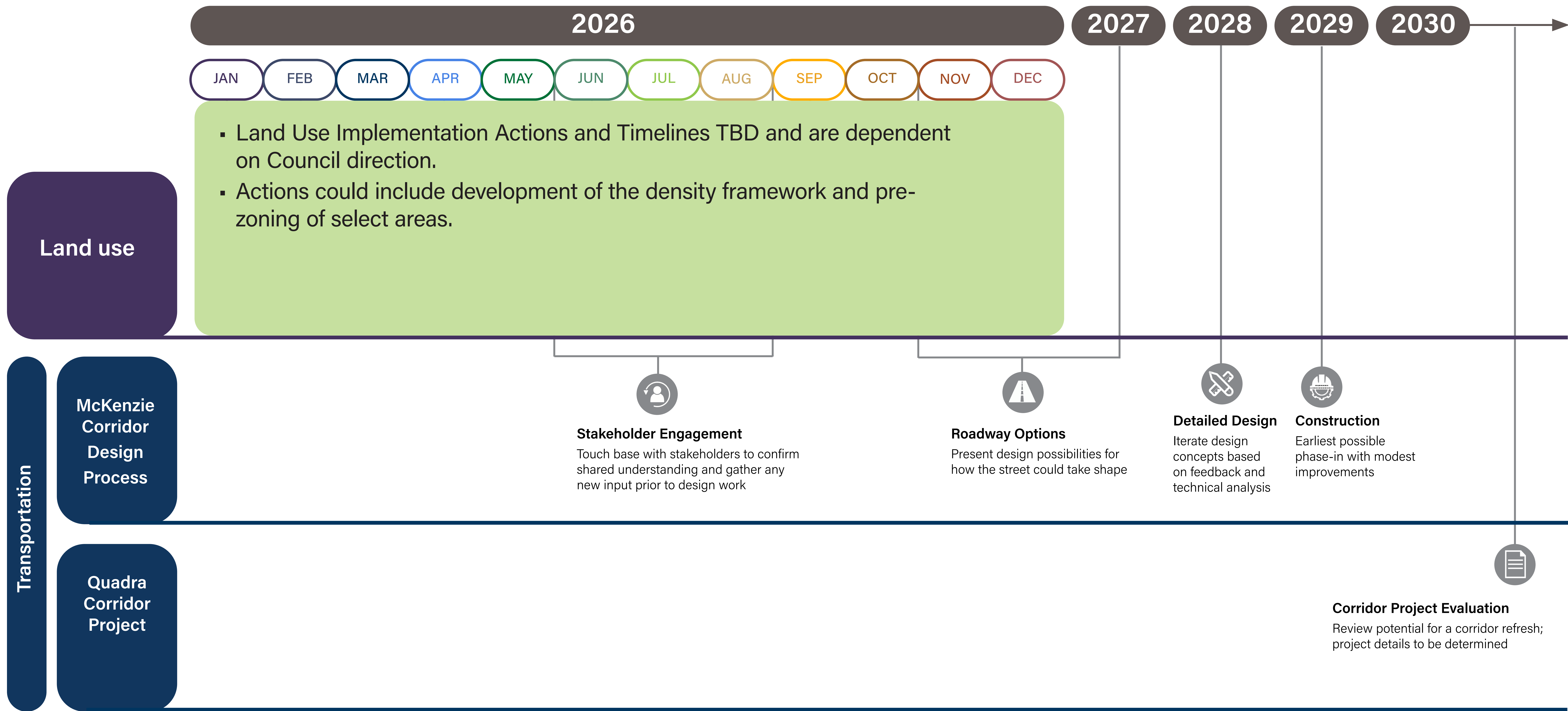
Green & Livable Streets

- Maximize tree canopy and retain high-value trees in Corridor improvements.
- Street wall heights and setbacks to frame a safe pedestrian realm.

Key Changes

- As directed by Council, the Plan retains the Quadra Street cross-section as presented.

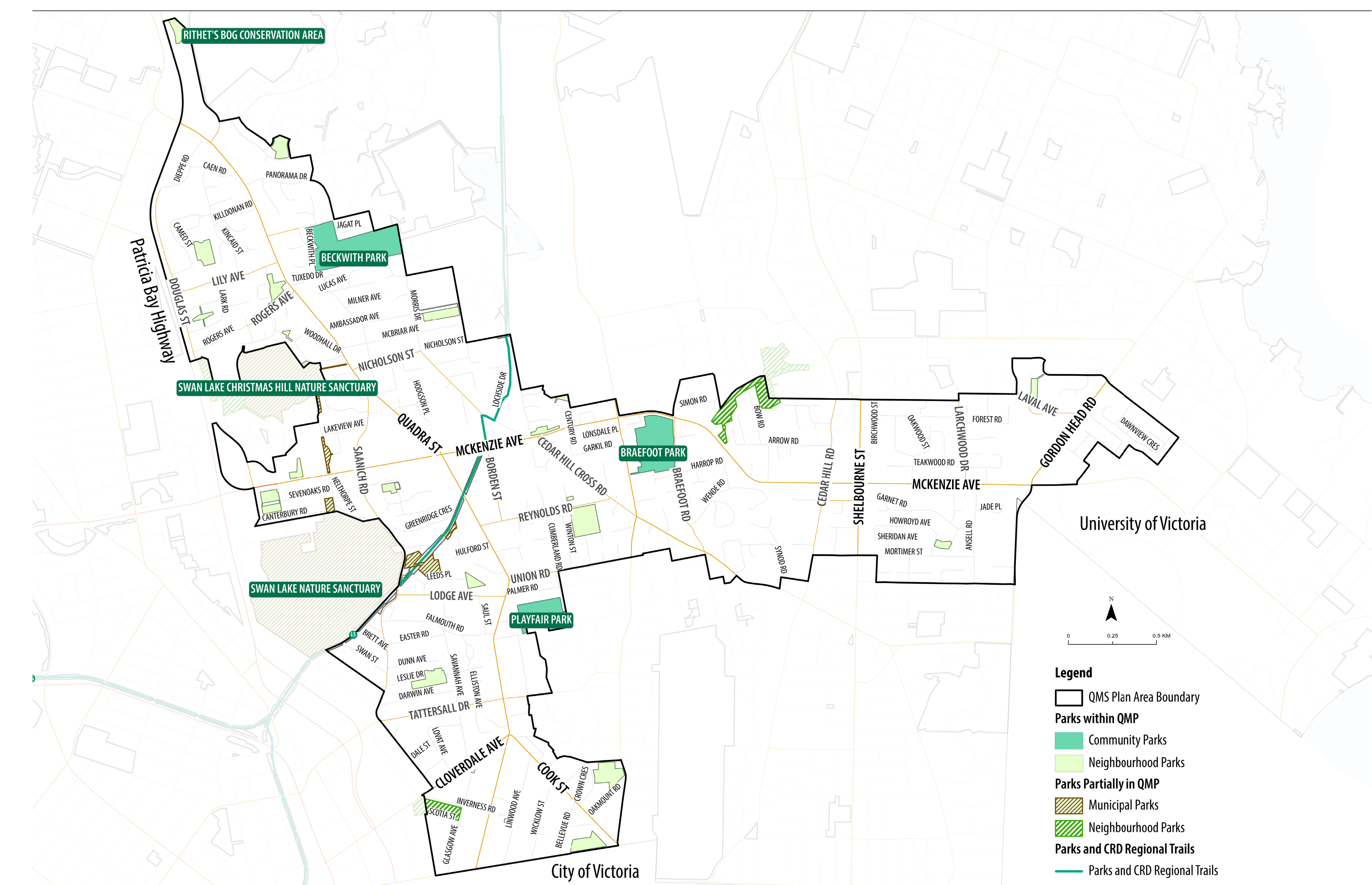
Potential Implementation Timeline



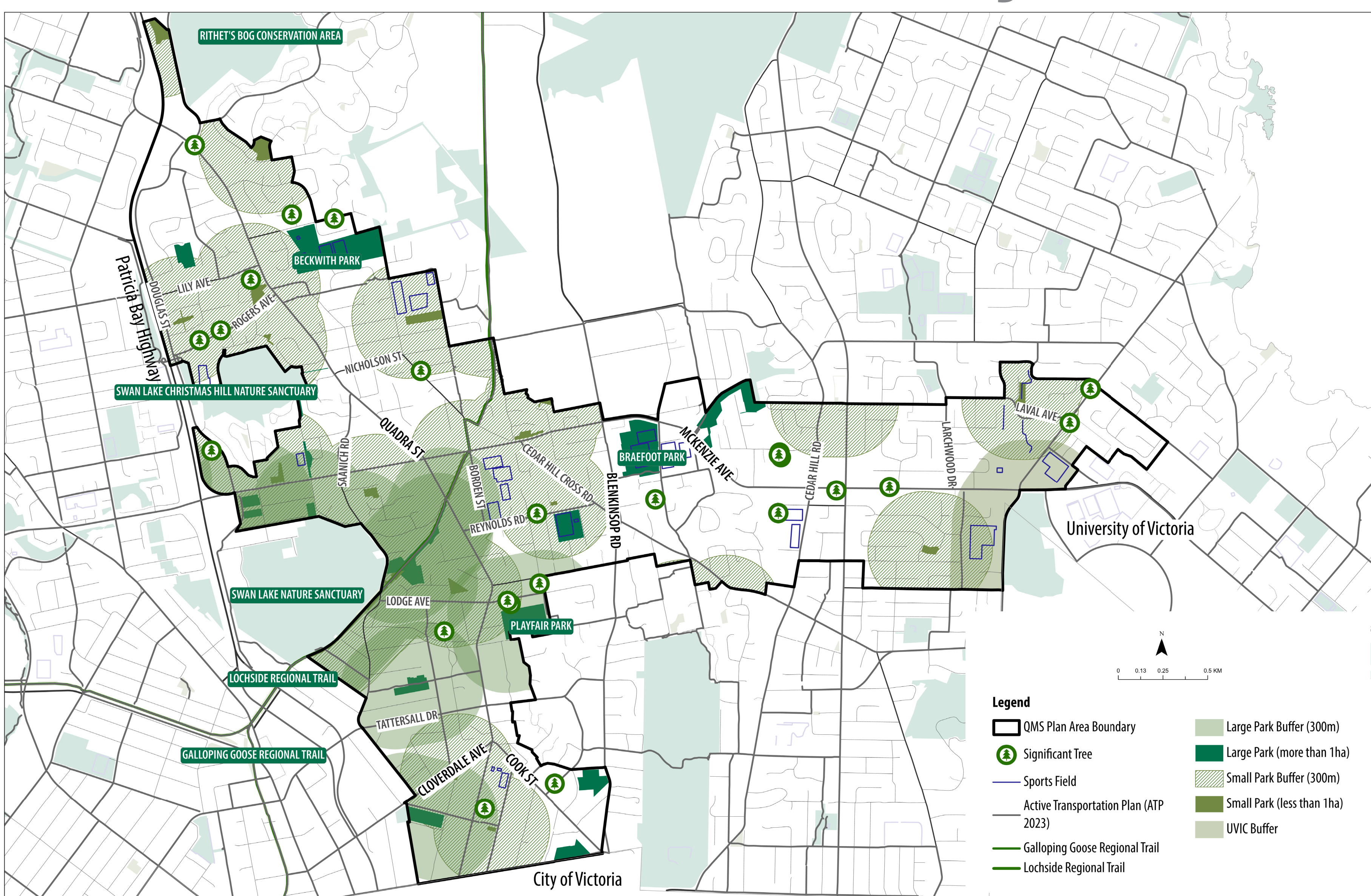
Parks, Trails, Open Spaces and Community Facilities



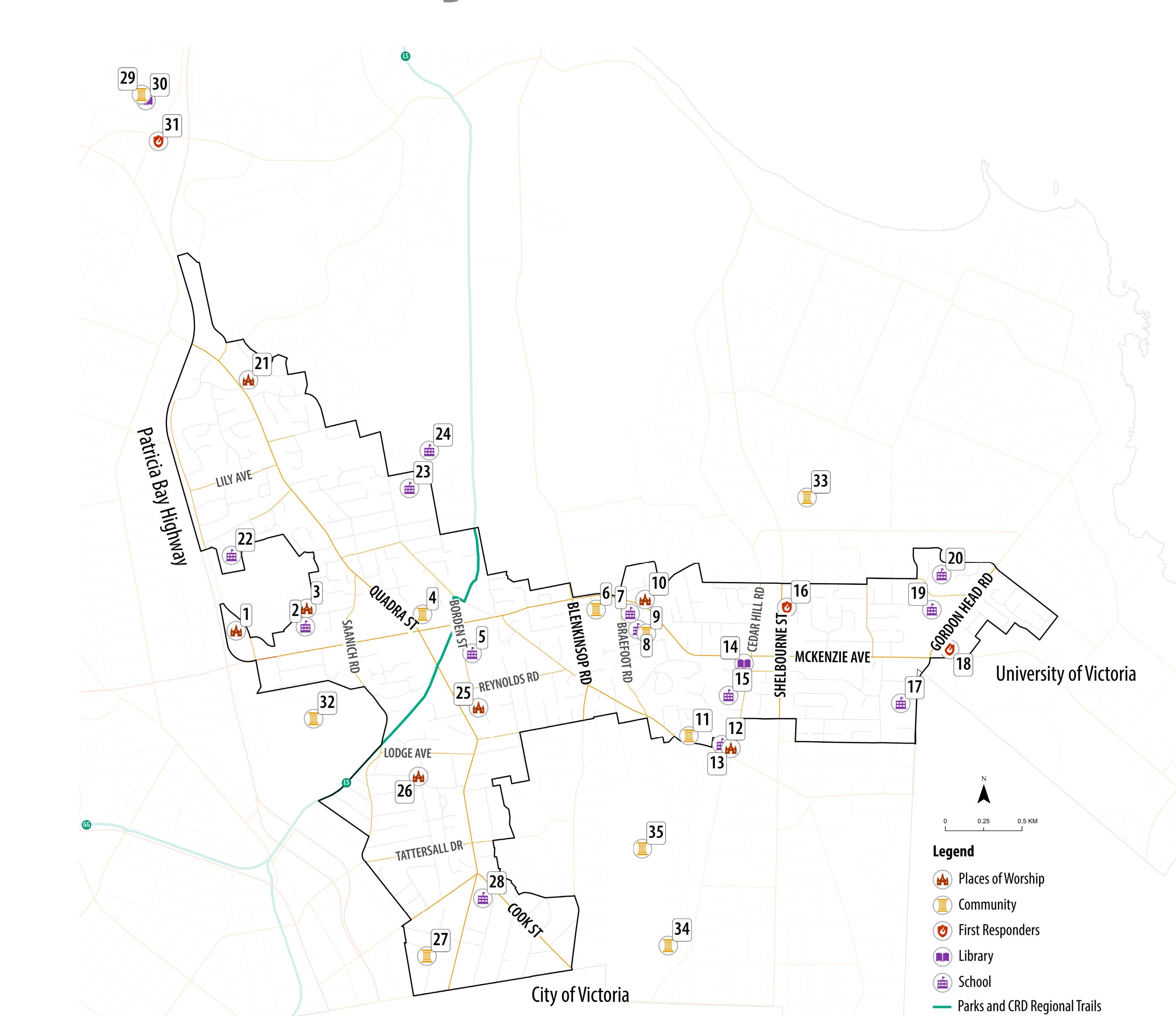
Park Network (Map 5.1)



Park Walkable Access Analysis (Map 5.2)



Community Facilities (Map 5.3)



Parks, Trails, Open Spaces and Community Facilities Policy Direction

Policy Direction

Closing Gaps in Parks and Green Space

- Acquire parkland in areas more than 300m from an existing park, expand existing parks with adjacent land, focus new parkland near Centres, Villages, and Corridor Hubs, and add parkland adjacent to Active Transportation networks.
- Require larger developments to include parks, open spaces, green roofs, or streetscape improvements to support higher density living.
- Plant and retain trees next to parks.

Enhancing the Lochside Trail

- Improve connections between the trail, transit stops, bike routes, and key destinations.
- Ensure redevelopment maintains the trail's natural greenway character and enhances the recreational experience.

Accessible Community Facilities

- Prioritize new daycares, recreation centres, and meeting spaces near schools, offices, and other places of employment.

Upcoming Engagement and Next Steps



UPCOMING ENGAGEMENT EVENTS

WHAT	WHEN	WHERE
Webinars	Wed. Sept 10, 2025 11:00am - 12:30pm Thurs. Sept 11, 2025 6:00pm - 7:30pm Tues. Sept 16, 2025 12:00pm - 1:30pm	Register for webinars online at: saanich.ca/QMP
Open House #1	Wed. Sep 17, 2025 4:30pm - 8:00pm	Saanich Municipal Hall 770 Vernon Avenue
Open House #2	Sun. Sep 21, 2025 11:00am - 3:00pm	Saanich Municipal Hall 770 Vernon Avenue
Open House #3	Tues. Sep 23, 2025 4:30pm - 8:00pm	Saanich Municipal Hall 770 Vernon Avenue
Online Survey	Sep. 1, 2025 - Oct. 1, 2025	Online at: saanich.ca/QMP
Pop-up Events	Refer to webpage for locations and times at: saanich.ca/QMP	

NEXT STEPS

- Public review of the updated Draft Plan - survey open between September 1st and October 1st, 2025.
- Staff analysis of public feedback and further plan refinement.
- Proposed Plan presented to Council for consideration - targeted early 2026.
- Public Hearing.



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Questions & Comments

