

Attachment A:

# **Quadra McKenzie Area Planning Study:**

**McKenzie Corridor**

**Quadra Corridor**

**Quadra-McKenzie Centre**

**Four Corners Village**

## **Terms of Reference**

Endorsed August 8, 2022

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## TABLE OF CONTENTS

<b>1. PURPOSE .....</b>	<b>3</b>
<b>2. BACKGROUND .....</b>	<b>3</b>
<b>3. STUDY AREA .....</b>	<b>4</b>
<b>4. GOALS &amp; OBJECTIVES .....</b>	<b>8</b>
<b>5. SCOPE OF WORK.....</b>	<b>10</b>
<b>6. PLANNING PROCESS &amp; TIMELINE .....</b>	<b>11</b>
<b>7. COMMUNITY ENGAGEMENT .....</b>	<b>13</b>
<b>8. ROLES &amp; RESPONSIBILITIES.....</b>	<b>15</b>
<b>9. RELATIONSHIP TO OTHER INITIATIVES .....</b>	<b>16</b>
<b>10. BUDGET.....</b>	<b>18</b>
<b>11. DELIVERABLES .....</b>	<b>18</b>

## 1. PURPOSE

The purpose of Quadra McKenzie Area Planning study (the “Study”) is to develop comprehensive land use and transportation plans for four key planning geographies in The District of Saanich, which are the: McKenzie Corridor, Quadra Corridor, Quadra-McKenzie Centre, and Four Corners Village. Consistent with Council direction, the Study will include an expedited process and limited scope, primarily focused on land use and transportation.

The Quadra McKenzie Area Planning Study seeks to provide detailed planning to guide change over the short, mid and long term (20-30 years) in order to build livable, vibrant and transit-connected communities. The long-term vision for each plan area will include a planning framework centred upon the Official Community Plan’s three-pillar sustainability foundation of economic integrity, social well-being, and economic vibrancy.

The study provides opportunities to create more compact built environments to accommodate future residential and employment growth in these dynamic areas of Saanich. In particular, the McKenzie and Quadra Corridors are critical areas to examine future growth and connect local and regional destinations, employment sites, and neighbourhoods.

The Terms of Reference sets out the scope of work and planning process for undertaking this comprehensive land use study that will examine policy options to address housing, transportation and mobility, employment, the public realm, sustainability, economic vibrancy, parks and open space, and community amenities.

## 2. BACKGROUND

Growth management strategies and policies in the Official Community Plan (OCP) promote compact and sustainable land use, focussing the vast majority of new development inside the Urban Containment Boundary and within well-designed Centres, Villages and Corridors. Keeping the built environment more compact and avoiding sprawl into valuable rural and agricultural lands can reduce the need for and cost of further extending public infrastructure, promote vibrant communities and make walking, cycling, and transit more viable.

These growth management strategies also foster a low-carbon lifestyle for residents and are central to meeting our Climate Plan targets and building climate resiliency. Centres and Villages are designated in the OCP and are intended to act as the community hubs where more services and amenities are concentrated along with more diverse housing and employment options and vibrant public spaces. New growth along major Corridors will link Centres and Villages with each other and with regional destinations and provide locations for additional higher-density housing options. This approach integrates land use and transportation planning, ensuring that planned density would be well served by Saanich’s active transportation network and the transit.

Centres and Villages are designated in the OCP, and Corridors eluded to in the OCP framework, will be formally defined through the focused OCP Update. The OCP update is currently underway and expected to be completed in April 2023. The four Centre, Corridor and Village geographies of the Quadra McKenzie Area Planning Study serve the surrounding

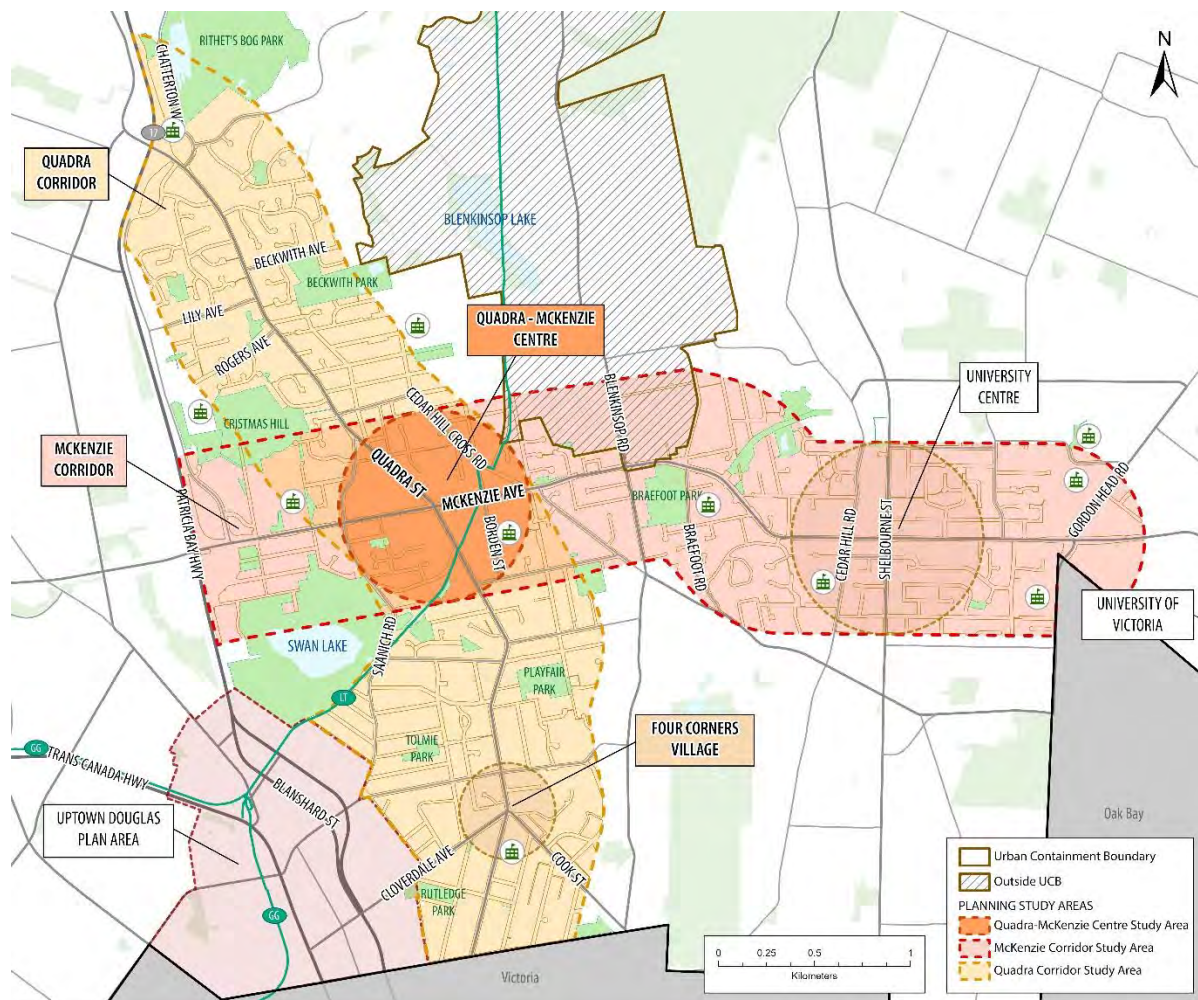
neighbourhood area by providing services and amenities and access to frequent transit and active transportation networks.

The Quadra McKenzie Area Planning Study includes four Centre, Corridor and Village areas. Each of these areas will receive detailed planning focus while maintaining an integrative approach to ensure consistency within the larger Study area. The McKenzie and Quadra Corridor components of the study are planned to launch in fall 2022, while the Quadra-McKenzie Centre and Four Corners Village components will follow, commencing in early 2023.

### 3. STUDY AREA

The Study includes four planning geographies (see Map 1) including two Major Corridors, one Neighbourhood Centre, and one Village, namely:

- McKenzie Corridor;
- Quadra Corridor;
- Quadra-McKenzie Centre; and
- Four Corners Village.



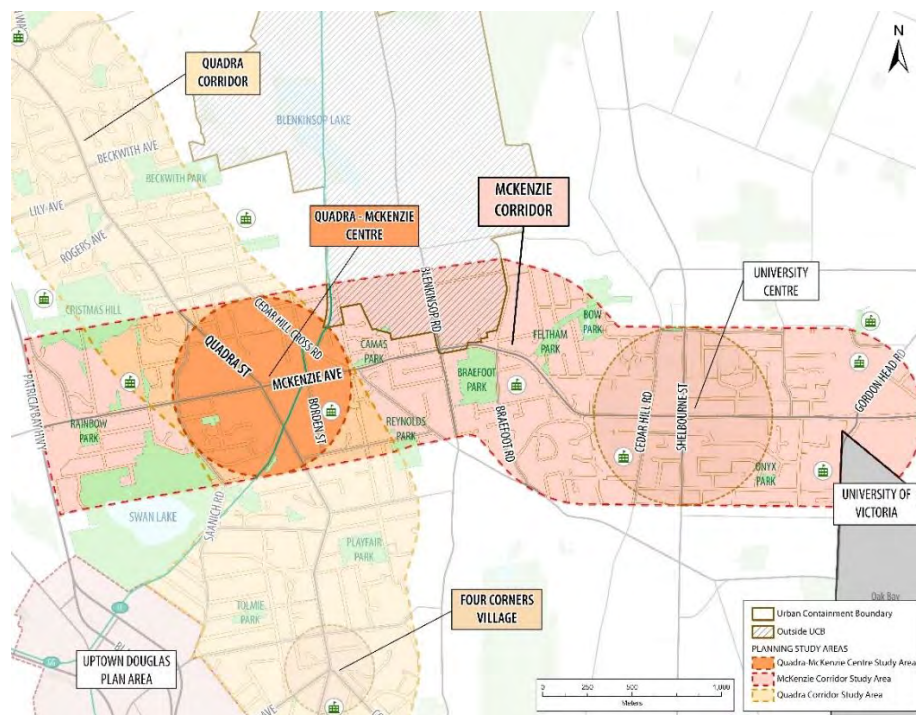
## McKenzie Corridor

The McKenzie Corridor study area is centered along McKenzie Avenue from Highway 17 (Patricia Bay Highway) in the west to just past Gordon Head Road in the east, connecting McKenzie Centre and University Centre, and linking to key destinations such as the University of Victoria (see Map 2). The study area will generally extend 500-metres on either side of the corridor, representing a 5+ minute walk to the centre of the Corridor. As the planning process advances, boundaries will be further considered and defined by parcel.

McKenzie Avenue is a major regional and local serving transportation corridor. The timing of this area planning aligns with the McKenzie Corridor Rapid Bus Study and provides the opportunity to coordinate improvements to the corridor that will accommodate future growth and services. A key part of the study will be to develop a McKenzie Corridor design concept that addresses transportation priorities and integrates land use considerations.

There is a mix of housing stock (predominately single-detached), with some recent new multi-unit residential development in some locations along the corridor. Given the two Centres within the Corridor and connection to the University of Victoria, the area provides significant opportunities for additional housing diversity and supply.

The McKenzie Corridor near Blenkinsop Road borders a portion of Saanich that is outside of the Urban Containment Boundary. While this area will not be considered for new residential growth it will be considered as part of the planning process with respect to items like transportation. The buffering of these valuable rural lands will also be accounted for as part of this planning process.



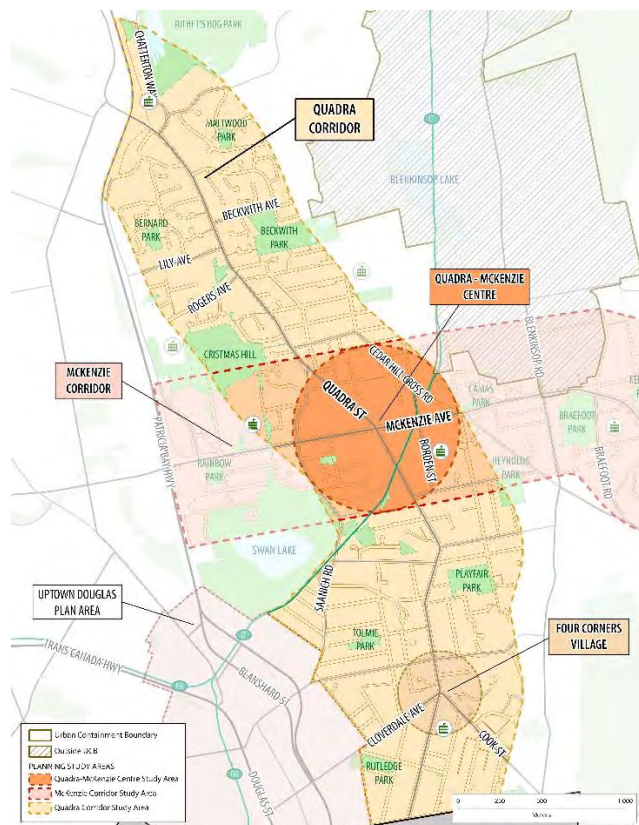
**Map 2: McKenzie Corridor Study Area**

## Quadra Corridor

The Quadra Corridor area is bounded by Patricia Bay Highway (Highway 17) to the north, Cedar Hill Road on the east, the shared municipal boundary with the City of Victoria boundary on the south at Tolmie Avenue, and the borders of the Uptown-Douglas Plan area on the west and southwest (see Map 3). The study area will generally extend 500-metres on either side of the corridor, representing a 5+ minute walk to the centre of the Corridor. As the planning process advances, boundaries will be further considered and defined by parcel.

In terms of land use, the Quadra Corridor is predominately comprised of single-detached residential housing with multi-unit residential building intermittently developed along Quadra Street. A concentration of commercial and industrial uses are located in the Quadra-McKenzie Centre. Four Corners Village, discussed separately below, is located in the south Quadra Corridor and contributes local serving commercial services.

Transportation is major consideration in the scope of the Quadra Corridor, and a detailed transportation analysis will be a key component of this work which will inform transportation and mobility improvements along the Quadra Corridor. A key deliverable tied to this study will be the development of a design concept for the full extent of the Quadra Corridor. Engineering has allocated funding to initiate the project and undertake the analysis and this work will be undertaken in alignment with the Quadra Corridor land use planning.



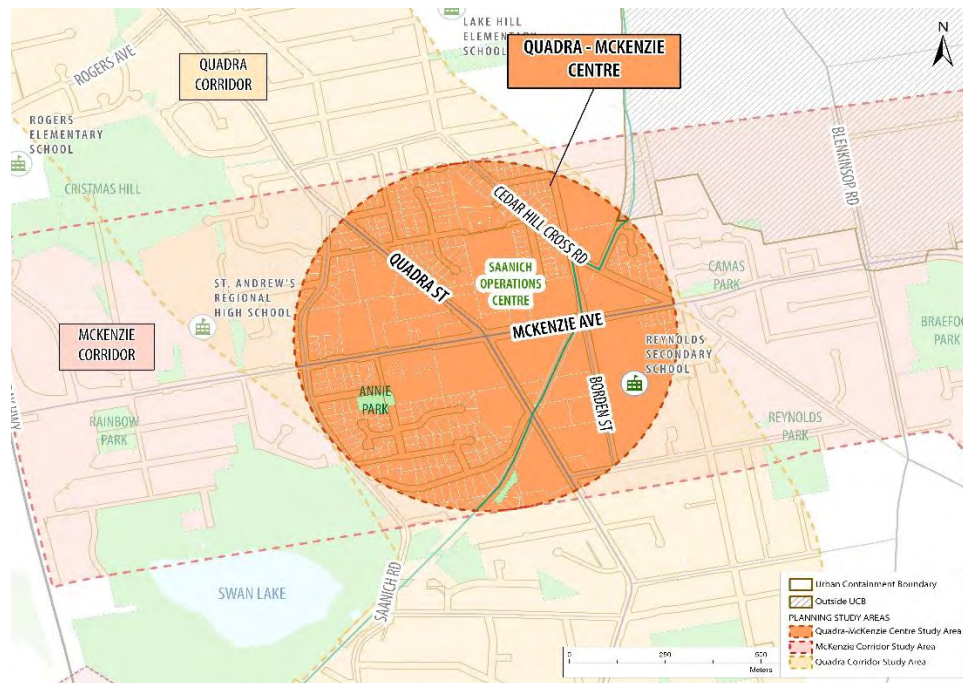
**Map 3: Quadra Corridor Study Area**

## Quadra-McKenzie Centre

The Quadra-McKenzie Centre area is generally bounded by Nicholson Street on the north, Reynolds Road on the south, Reynolds Secondary School on the east, and Saanich Road on the west (see Map 4). This Centre currently performs as a neighbourhood hub, serving residents on a local scale but offers some district-wide services, including the Saanich Operations Centre, the Saanich Public Health Clinic, and ICBC. The Quadra-McKenzie Centre study area is within a 500-metre radius, representing a 5+ minute walk and the current OCP designation. As the planning process advances, boundaries will be further defined by parcel.

Currently, the Quadra-McKenzie Centre supports an evolving stock of multi-unit residential, a mix of commercial and industrial, and institutional uses along its borders. The District's Operations Centre (Public Works Yard) is a key site located in the Centre and is currently in the process of developing a long-term redevelopment plan. Another key site is the Saanich Centre Plaza which performs as the key economic hub locally and to a degree, regionally.

The Quadra-McKenzie Centre is at the intersection of two major corridors, namely McKenzie Avenue and Quadra Street, which provides access to the University of Victoria, the Peninsula, and the City of Victoria. Traversing the Centre is a portion of the Lochside Regional Trail, which offers a unique opportunity to attract new residents and businesses through strengthened pedestrian and cycling connections.



**Map 4: Quadra-McKenzie Centre Sub-Area Study Area**

### Four Corners Village

The Four Corners Village area is located just east of the Uptown-Douglas Plan boundary (near Rutledge Park) and just north of the City of Victoria's border, converging at the intersections of Quadra Street, Cloverdale Avenue, and Cook Street.

The Village area is comprised of primarily single-detached housing and multi-unit residential with a mix of local serving retail and services. In recent years, new development has brought more diverse housing forms to the area, including townhomes, plexes and low-rise multi-unit residential buildings.

There is opportunity to re-evaluate the land use designations in the area to bring more infill residential and mixed-use developments to supplement the walkable village experience and unique character of the area.

## **4. GOALS & OBJECTIVES**

Goals and objectives have been developed for the Quadra McKenzie Area Planning Study to provide clarity on intentions at the outset of the project. As the project incorporates an expedited timeline, the goals and objectives will provide a framework for the development of plans and enable a progression to more substantive policy discussions more quickly. The goals and objectives also reflect the focused scope of the study, namely land use and transportation.

The goal statement and associated objectives have been developed in alignment with other foundational District of Saanich strategic plans and objectives including: the Official Community Plan; Climate Plan; Housing Strategy; Active Transportation Plan; Uptown-Douglas Plan; and Shelbourne Valley Action Plan. While the goals and objectives will provide the initial plan framework, they will likely be refined as engagement proceeds and plan concepts are developed.

In contrast to recent area planning processes, the direction from Council in the development of these plans is to identify goal statements at the outset of the project. The intention with this approach is to focus the majority of engagement on concept development and review, thereby eliminating the community visioning phase of engagement and shortening the overall project timeline.

### **GOALS**

#### **A. Land Use**

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

#### **B. Transportation & Mobility**

Re-design McKenzie Avenue and Quadra Street as complete streets and prioritize improvements to active transportation and transit networks to support car light living, create more vibrant public spaces and improve accessibility.



### **C. Housing Diversity, Affordability and Supply**

Focus the vast majority of new housing growth within the Quadra McKenzie Centre and Four Corners Village, and on the Quadra and McKenzie Corridors, where a variety of housing forms and tenures can be delivered in locations with convenient access to transit, active transportation, amenities and local servicing shops.

### **D. Public Realm & Open Space**

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

## **OBJECTIVES**

### **A. Land Use**

- i. Expand housing and employment opportunities, focussing the greatest building height and densities along Corridors, near future RapidBus stations, commercial nodes, and within Quadra-McKenzie Centre, University Centre, and Four Corners Village.
- ii. Transition down the scale of buildings in height and density from higher density growth areas to smaller scale residential infill at the periphery of a Corridor and edges of Centres and Villages.
- iii. Explore the development of new “nodes” along the McKenzie and Quadra Corridors that support residents meeting their local needs within walking distance.
- iv. Strengthen the local and regional role of the Quadra-McKenzie Centre through expanding housing and employment options, integrating the redevelopment of major sites, aligning transportation network improvements and developing a network of parks and other social infrastructure.
- v. Incorporate community design and land use approaches that support climate mitigation and adaptation directions identified in the Climate Plan.
- vi. Assess market demand, development feasibility, and demographic conditions to ensure land use policy directions respond to current trends and economic conditions.

### **B. Transportation & Mobility**

- i. Redesign McKenzie Avenue and Quadra Street to be complete streets that comfortably accommodate all travel modes and support community activity and social well-being.
- ii. Improve the connectivity and quality of active transportation facilities to provide more convenient and safe access to commercial services, parks, transit and community facilities.
- iii. Enhance the Lochside Regional Trail as a community focal point, multi-modal travel route and public amenity.
- iv. Develop a mobility framework that envisions the Centre and Village areas to be well-connected, accessible, convenient, and comfortable.

### **C. Housing Diversity, Affordability & Supply**

- i. Develop a housing-centric land use framework that encourages new housing forms, tenures and greater supply, with an emphasis on walkable neighbourhoods and support of Official Community Plan objectives.
- ii. Contribute to addressing community housing affordability through working with non-profit housing providers, supporting the creation of non-market and below market housing and promoting the retention and renewal of existing multi-unit buildings.
- iii. Support the creation of social infrastructure (i.e. public open spaces, daycares) in alignment the provision of new housing, with a focus on equity and inclusion.
- iv. Incorporate recommendations and policies of the Community Amenity Contributions and Inclusionary Housing Program (underway) to inform development viability and potential rezoning.

### **D. Public Realm & Open Space**

- i. Create built form and a pedestrian environment throughout the area that is visually appealing, physically comfortable, safe, and accessible.
- ii. Assess gaps and develop policies to ensure a walkable network of parks and open space, with a focus on availability and accessibility within each community node.
- iii. Strengthen the overall public realm and reinforce the intended role and function of the interface of buildings and the street to contribute positively to the sense of place.  
  
Reimagine the form and function of the Lochside Regional Trail and Blenkinsop Creek in the Quadra-McKenzie Centre to create a sustainable, resilient and valued public amenity.

## **5. SCOPE OF WORK**

The Quadra McKenzie Area Planning Study will involve analyses of a wide range of topics and considerations, guided by existing and in-progress policy documents, data, research and best practices, and input gathered through engagement with stakeholders and the public. The Study will include the following scope of work:

- Apply the Study goals and objectives throughout the planning process;
- Implement the broader OCP policy directions at a local level;
- Conduct research and analysis to better understand local area characteristics, including population projections, housing needs/ capacity, market conditions, and land use/development economics;
- Integrate existing and in-progress District-wide plans, strategies and initiatives in policy development;
- Develop and implement an community and stakeholder engagement and outreach strategy;
- Develop an updated planning framework to guide future growth and land use change, including future land use designations and parcel-based guidance for building heights, typologies, and densities;

- Develop housing policies to align with the Saanich Housing Strategy and that enable housing diversity, affordability and supply;
- Assess underground infrastructure capacity and future needs;
- Integrate forthcoming direction of the Community Amenity Contribution and Inclusionary Housing Program to assess future land use designations, development viability, public benefit amenity, social infrastructure needs, and opportunities for pre-zoning;
- Develop policies for transportation and mobility planning, with a focus on overall network access and circulation for all modes;
- Create complete street design concepts for McKenzie Avenue and Quadra Corridor with a focus on integrating public realm, active transportation, and public transit along Corridors;
- Develop design policies for each of the study areas, considering site context and organization, building massing and design, and public realm and consider updates to Development permit Area design guidelines, as appropriate; and
- Develop public realm policies with a focus on the hierarchy of spaces to support walkable, complete communities in the context of each study area.

**6. PLANNING PROCESS & TIMELINE**

In accordance with Council direction, each of the study area planning processes will be completed within 18-months (see Figure 1). Detailed planning for the McKenzie and Quadra Corridor studies will begin in the fall 2022, while Quadra-McKenzie Centre and Four Corners Village studies will commence in early 2023 (see Figure 2). Figure 3 provides a detailed account of key activities and deliverables by Phase.



**Figure 1:** Quadra McKenzie Centre Area Planning Study, Standard 18-month Project Timeline

Schedule (Year/Month)	2022				2023												2024					
	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
<b>McKenzie</b>	Phase 1				Phase 2								Phase 3				Phase 4					
<b>Quadra</b>	Phase 1				Phase 2								Phase 3				Phase 4					
<b>Centre</b>					Phase 1				Phase 2								Phase 3				Phase 4	
<b>Village</b>					Phase 1				Phase 2								Phase 3				Phase 4	

Figure 2: Phasing for McKenzie-Quadra Area Planning Study

PHASE	ACTIVITIES	KEY DELIVERABLES
<b>Phase 1:</b> <b>PROJECT INITIATION</b> 3 months	<ul style="list-style-type: none"> <li>Develop Terms of Reference including goals and objectives for Council endorsement</li> <li>Initiate internal consultation / scoping of technical work</li> <li>Develop project web page / branding</li> <li>Set up email notification system</li> <li>Produce baseline maps</li> <li>Undertake land / zoning analysis</li> <li>Retain consultants to undertake market analysis and housing capacity analysis</li> <li>Develop demographic and area profile with updated census data</li> <li>Identify current development activity</li> <li>Undertake property owner and stakeholder list and notification</li> <li>Complete equity assessment</li> <li>Review infrastructure capacity and constraints with Engineering and initiate technical studies, as needed</li> <li>Initiate/continue work on complete street design concepts</li> </ul>	<ul style="list-style-type: none"> <li>Council-endorsed Terms of Reference</li> <li>Project goals and objectives</li> <li>Engagement and outreach strategy (with equity lens)</li> <li>Mapping of study area</li> <li>Fact sheets including demographic profiles</li> <li>Land use / zoning analysis</li> <li>Market analysis</li> <li>Housing capacity analysis</li> </ul>

<p><b>Phase 2:</b> <b>PLAN DEVELOPMENT</b> 9 months</p>	<ul style="list-style-type: none"> <li>• Undertake engagement activities, as identified in engagement strategy</li> <li>• Hold community design workshops</li> <li>• Conduct stakeholder meetings /interviews</li> <li>• Review technical study results</li> <li>• Identify issues, priorities, concepts</li> <li>• Develop concepts and policy approaches</li> <li>• Test concepts, including pro forma analysis</li> <li>• Revise concepts as required</li> <li>• Document and graphics production</li> </ul>	<ul style="list-style-type: none"> <li>• Initial planning concepts</li> <li>• Refined issues and priorities</li> <li>• Draft land use maps and future designations</li> <li>• Conceptual street cross sections</li> <li>• Preliminary draft policies / concepts and design considerations</li> <li>• Community engagement summary</li> <li>• Pro forma / design testing of land use concepts</li> </ul>
<p><b>Phase 3:</b> <b>DRAFT PLAN REVIEW</b> 4 months</p>	<ul style="list-style-type: none"> <li>• Internal draft plan review</li> <li>• Engage public, including through community open houses</li> <li>• Administer community survey</li> <li>• Focused stakeholder engagement</li> <li>• Referral to Council's Advisory Committees</li> <li>• Final revisions to Draft Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Initial Draft Plans: McKenzie Corridor, Quadra Corridor, Quadra-McKenzie Centre and Four Corners Village</li> <li>• Engagement summary</li> <li>• Final Draft Plans: McKenzie Corridor, Quadra Corridor, Quadra-McKenzie Centre, and Four Corners Village</li> <li>• Refined design guidelines</li> </ul>
<p><b>Phase 4:</b> <b>PLAN ADOPTION</b> 2 months</p>	<ul style="list-style-type: none"> <li>• Complete refinements to develop Proposed Plans</li> <li>• Council Report</li> <li>• Council consideration of Proposed Plans</li> </ul>	<ul style="list-style-type: none"> <li>• Adopted Plans: McKenzie Corridor, Quadra Corridor, Quadra-McKenzie Centre Sub-Area, and Four Corners Village Sub-Area</li> <li>• Updated OCP (General Plan).</li> </ul>

**Figure 3:** Quadra McKenzie Area Planning Study - Detailed Project Timelines

**7. COMMUNITY ENGAGEMENT**

Community engagement and participation is an important part of the Study area planning process. The planning process will seek to be inclusive and reach a broad spectrum of the community.

Given Council direction for an expedited timeline, the reduced level of community engagement is reflected in the planned consultation and engagement activities. Outreach will focus on informing members of the community and stakeholders about the broader project scope/process and on soliciting input on new policy changes within the project scope.

Engagement activities will include a mix of formats / schedules / locations to support equity and accessibility. Core engagement activities for the project include:

- Stakeholder meetings (internal and external);
- Engagement opportunities, including meetings, interviews, open houses, workshops, walkabouts, surveys, displays and presentations;
- Community Design Workshop(s); and
- Other engagement activities, as needed / identified.

Saanich adheres to the International Association of Public Participation (IAP2) spectrum of participation which identifies the level of community involvement in decision making.

To achieve an 18-month timeline, the community engagement will be focused on key milestones in the planning process over four phases. The type of public engagement anticipated for each project phase and the level of public participation are identified in Figure 4 below.

Phase	Level of Public Participation	Engagement Tools	Primary Engagement Goal
<b>Phase 1: PROJECT INITIATION</b>	Inform	Project web page, branding Letter to property owners, stakeholders	To build information base, to raise awareness of the project, to inform stakeholders and property owners who are directly impacted
<b>Phase 2: PLAN DEVELOPMENT</b>	Inform Consult Engage	Stakeholder meetings Community input on plan concepts and policy ideas Workshops Surveys	To receive input on issues and priorities from stakeholders; to receive community input on concepts and policy direction
<b>Phase 3: DRAFT PLAN REVIEW</b>	Inform Consult Engage	Open houses Community survey Stakeholder meetings	To receive feedback from the public on the Draft Plan
<b>Phase 4: PLAN ADOPTION</b>	Inform	Public Hearing, media, social media	To inform public of the Proposed Plan, and what changes were made based on community input; to notify public on how to make submissions to Council

**Figure 4:** Quadra McKenzie Area Planning Study - Public Participation by Project Phase

## Key Stakeholders

Working with the community and stakeholders will help inform the development of these plans, including identifying key land use considerations and outcomes for sustainable growth along the Corridors and in the Center and Village areas. An initial list of key stakeholders is outlined below and will be supplemented if required:

- Property owners and businesses
- Saanich Community Association Network and Community/Resident Associations, including:
  - North Quadra Community Association;
  - Quadra-Cedar Hill Community Association;
  - Blenkinsop Valley Community Association;
  - Gordon Head Residents' Association; and
  - Mount Tolmie Community Association.
- BC Transit
- Ministry of Transportation and Infrastructure (MOTI)
- Urban Development Institute (UDI)
- Non-profit and public housing providers
- District of Saanich Advisory Committees, including:
  - Planning, Transportation and Economic Development Advisory Committee;
  - Active Transportation Advisory Committee
  - Environment and Natural Areas
  - Mayors Standing Committee on Housing Affordability and Supply
  - Healthy Saanich Advisory Committee
- District of Saanich Engineering Department, involving:
  - Saanich Operations Centre Redevelopment Project
  - Active Transportation Plan Update
- Capital Regional District
- University of Victoria
- City of Victoria
- School District 61 and 63
- Others, as identified through the planning process.

## 8. ROLES & RESPONSIBILITIES

The following list defines the roles and responsibilities of various contributors that will play key roles in the development of the Quadra McKenzie Area Planning Study and the Plan development process.

### Staff

Staff will be responsible for project management, community engagement, data analysis, and producing and recommending policy options for Council's consideration.

### Residents and General Public

All individuals having an interest in the local area will be invited to participate in the planning process through providing input to identify issues and opportunities and review concepts, policies, and guidelines.

### First Nations

The District of Saanich is committed to developing a strong and fair, government-to-government relationship with Indigenous peoples that is based on respect, cooperation, and partnership to address shared interests and priorities. The District will seek to engage with First Nations throughout the process. For it to be meaningful engagement with First Nations, we acknowledged that work program timelines may need to be adjusted.

### Stakeholders

Key stakeholders, such as Community Associations, non-governmental organizations, local institutions, schools (including public and private schools, universities, and colleges), economic and land development organizations, and advocacy organizations will contribute in the same way as the public but may also be the subject of focused consultation with respect to their areas of interest. Stakeholders can also help with outreach, identifying issues, opportunities and actions, and reviewing policy options.

### Consultants

Consultants will be retained to provide expertise and supplement Staff resources as needed throughout the process.

### Council

Council are the decision makers. They allocate resources, endorse the project Terms of Reference and approve any plans or other deliverables.

## 9. RELATIONSHIP TO OTHER INITIATIVES

A key element of each of the future Plans will be to ensure the goals, objectives and policy outcomes are well-integrated with and informed by other parallel Saanich and regional initiatives that are currently underway, including the following:

### **Strategic Official Community Plan Update (underway)**

The purpose of the Strategic Official Community Plan (OCP) Update is to complete several important policy updates to the Official Community Plan (General Plan) within a focused scope. The strategic update aims to formally incorporate high-level policy direction on corridors into the land use framework and identify preliminary Major Corridors (segments of McKenzie Ave, Quadra St, Shelbourne Rd, and Tillicum Rd). The Strategic OCP Update project, with an expected project completion of Spring 2023, will run parallel to the Quadra McKenzie Area Planning Study. Upon completion of the Quadra McKenzie Area Planning Study, a subsequent OCP update will be undertaken to reflect directions adopted as part of this more detailed process.



### **Community Amenity Contributions and Inclusionary Housing Program (underway)**

The purpose of the Community Amenity Contribution and Inclusionary Housing Program is to provide guidance and to establish a transparent, efficient, balanced, and predictable process by which the District can receive amenities from development. The Program aims to provide direction on priorities, processes and anticipated levels of contributions when negotiating public benefit amenities. The Program is anticipated to be completed in early 2023 and will provide a framework for amenity contributions and land use designations in the Quadra McKenzie area.

### **Shelbourne Valley Action Plan (2017)**

The Shelbourne Valley Action Plan (SVAP) provides a comprehensive 30 year vision and implementation plan for the Shelbourne Valley. While the Action Plan comprehensively addresses a range of topics, the primary focus is to deliver land use and mobility enhancements. The University Centre area in the SVAP overlaps with the McKenzie Corridor boundaries. As part of the Quadra McKenzie study the SVAP policy directions will be reviewed and reconciled with broader directions for the McKenzie Corridor.

### **Climate Plan: 100% Renewable Saanich (2020)**

The Climate Plan lays out a pathway to achieve a 100% renewable and resilient Saanich. At the same time, it identifies actions to help us adapt to a changing climate. There are three key plan goals: cut GHG emissions in half by 2030 & net zero by 2050; transition to 100% renewable energy by 2050; and prepare for a changing climate.

### **Active Transportation Plan Update (underway)**

The Active Transportation Plan (ATP) guides the development, promotion, and implementation of safe, attractive, and convenient active transportation choices in Saanich. The plan includes cycling and pedestrian networks, along with implementation plans and priorities. Several strategies and actions guide Staff's efforts and provide direction for shifting a significant portion of trips from vehicles to active modes such as walking, cycling and transit. An update to the plan is currently underway, with completion aimed for June 2023. The detailed Quadra McKenzie planning study will implement directions on Quadra Street and McKenzie Avenue and assess network enhancements at a detailed scale.

### **Housing Needs Report (2020) and Housing Strategy (2021)**

The Housing Needs Report provides data on current housing and demographic condition and outlines projections of Saanich's housing needs over the next five years. The Saanich Housing Strategy identifies priority actions to address housing affordability, diversity, and supply in Saanich. Both documents will provide key guidance to the development of housing policies in the Quadra McKenzie area.

### **BC Transit – Victoria Transit Future Plan (2011)**

The Transit Future Plan envisions the Victoria region's transit network over 25 years and describes what services, infrastructure and investments are needed to get there. The plan was

designed to create a stronger link between land use and transit planning, support the key initiatives of BC Transit's Strategic Plan and support the Provincial Transit Plan.

### **BC Transit - Victoria Regional RapidBus Implementation Strategy (2021)**

This strategy provides the strategic and technical foundation needed to accelerate the implementation of RapidBus services throughout the Victoria region. RapidBus will provide connected, frequent, fast, and reliable transit service that will increase ridership and support local governments in meeting their sustainable land use, climate, and transportation goals. Implementation of this strategy commenced in 2022 and includes the McKenzie RapidBus Corridor Study, in partnership with The District of Saanich, and will identify options for providing transit priority, stations and improve active transportation. This process will integrate with the McKenzie Corridor Plan with respect to land use and mobility improvements.

### **Interim Building Height Policy (2022)**

The purpose of the Interim Building Height Policy for Corridors and Neighbourhoods, adopted May 9, 2022, is to signal Council's openness to considering taller buildings along Corridors and in Neighbourhoods in certain circumstances. While the Interim Policy provides a pathway to consider such projects, a formal Official Community Plan (OCP) amendment process would still be required for project approvals. The Interim Policy will be applied until such time that the Strategic OCP update is completed. This policy provides context to help inform plan development in the Quadra McKenzie area.

## **10. BUDGET**

In addition to Staff resources, the allocated budget for the Quadra McKenzie Area Planning Study, is projected at \$300,000. The budget will be used for the following:

- Undertaking a market analysis, on a district-wide scale, to assist in developing the planning frameworks and supporting policies;
- Retaining consultants to provide expertise and undertake key project tasks, including conducting pro forma analysis, completing urban design analysis and assisting with major community engagement events / workshops.
- conducting all engagement events, including a community design workshop and project marketing / advertising; and
- Securing a contingency to enable additional analysis, research, review, and engagement if/as required.

## **11. DELIVERABLES**

The Quadra McKenzie Area Planning Study will result in the following deliverables:

- McKenzie Corridor Plan;
- Quadra Corridor Plan;
- Quadra-McKenzie Centre Plan;
- Four Corners Village Sub-Area Plan (as component of Quadra Corridor Plan);

- Design guideline updates;
- Community Engagement Strategy and summaries;
- Market Analysis and other technical studies; and
- Implementation, Evaluation and Monitoring Plan.