



## The Corporation of the District of Saanich

# Report

**To:** Mayor and Council

**From:** Lindsay Chase, Director of Planning

**Date:** June 24, 2025

**Subject:** Quadra McKenzie Plan – Check in on Revised Draft Plan and Launch of Phase 4

**File:** 2310 - 20

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### RECOMMENDATION

1. That Council receive the Draft Quadra McKenzie Plan 2025 for information (Attachment A).

### PURPOSE

The purpose of this Report is to present the revised Draft Quadra McKenzie Plan (Draft Plan 2025), dated July 2025, with refinements incorporated based on Council's direction in February 2025 and staff analysis of feedback received during Phase 3 community and stakeholder engagement.

### BACKGROUND

#### Council Direction

At the meeting of the Committee of the Whole on August 8, 2022, Council endorsed the Terms of Reference for the Quadra McKenzie Area Planning Study.

On October 21, 2024, Council received the Draft Quadra McKenzie Plan (Draft Plan 2024) and the Phase 2 Engagement Summary for information, which initiated public engagement on the Draft Plan 2024 (Attachments B and C).

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

- Receive the Phase 3 Community and Stakeholder Engagement Summary for information.
- Endorse Land Use Option #2, focused on the North Quadra area, which scales back the intensity of land use changes with a focus on areas designated as Corridor and Corridor Hub.
- Endorse Transportation Option #2, which defers determination of a road cross-section on McKenzie Avenue to a future process and retains the Quadra Street cross-section in the Quadra McKenzie Plan.

- Endorse Process Option #2 to support an additional round of public engagement on the Revised Draft Plan prior to Council consideration of a Proposed Plan and the revised Draft Plan be presented to Council prior to public engagement; and
- Allocate \$30,000 from the Housing Accelerator Fund to support additional public engagement, as outlined in Process Option #2.”

### Process To Date

The Quadra McKenzie Study began in February 2023 (see Figure 1), after Council approval of the Terms of Reference. The intent of the project is to develop a Plan that promotes sustainable land use and transportation, while accommodating new housing and employment growth within well designed Centres, Corridors and Villages (CCVs). The process has been delivered in accordance with the Terms of Reference and Council direction and will now transition to Phase 4—an additional round of public engagement to present the revised Draft Plan 2025, prior to its consideration by Council for potential adoption in early 2026.



**Figure 1: Quadra McKenzie Plan Phases**

## PHASE 3 ENGAGEMENT OVERVIEW

### Phase 3 Engagement Activities

Staff completed Phase 3 engagement between October 2024 and December 2024, focusing on gathering feedback on the Draft Quadra McKenzie Plan (Draft Plan 2024). The project encouraged participation through the project website, Hello Saanich, an online notification link (Campaigner), social media platforms, newspaper advertisements, and targeted email lists for stakeholders. Notification letters were also sent to large-site landowners, First Nations, and other government entities. A combination of in-person and online engagement sessions were offered, including:

- Pop-up Events (3).
- In-person open houses (2) attended by 732 people.
- Online sessions (2) were attended by 198 people.
- Survey - online with print option (online for 42 days) completed by 2,505 people.
- Targeted stakeholder meetings / webinars; and
- Presentations to Council Committees.

### Phase 3 Engagement Results

The engagement process conducted between October and December 2024 generated substantial public feedback on the Draft Plan 2024. Input received through to February 2025, including up to the Council meeting, informed a series of revisions and refinements to various policy directions. The majority of responses focused on land use, building heights and density, preservation of neighbourhood character, and corridor design, including lane reallocations. In total, over 12,000 qualitative comments and responses were received (Attachments D and E).

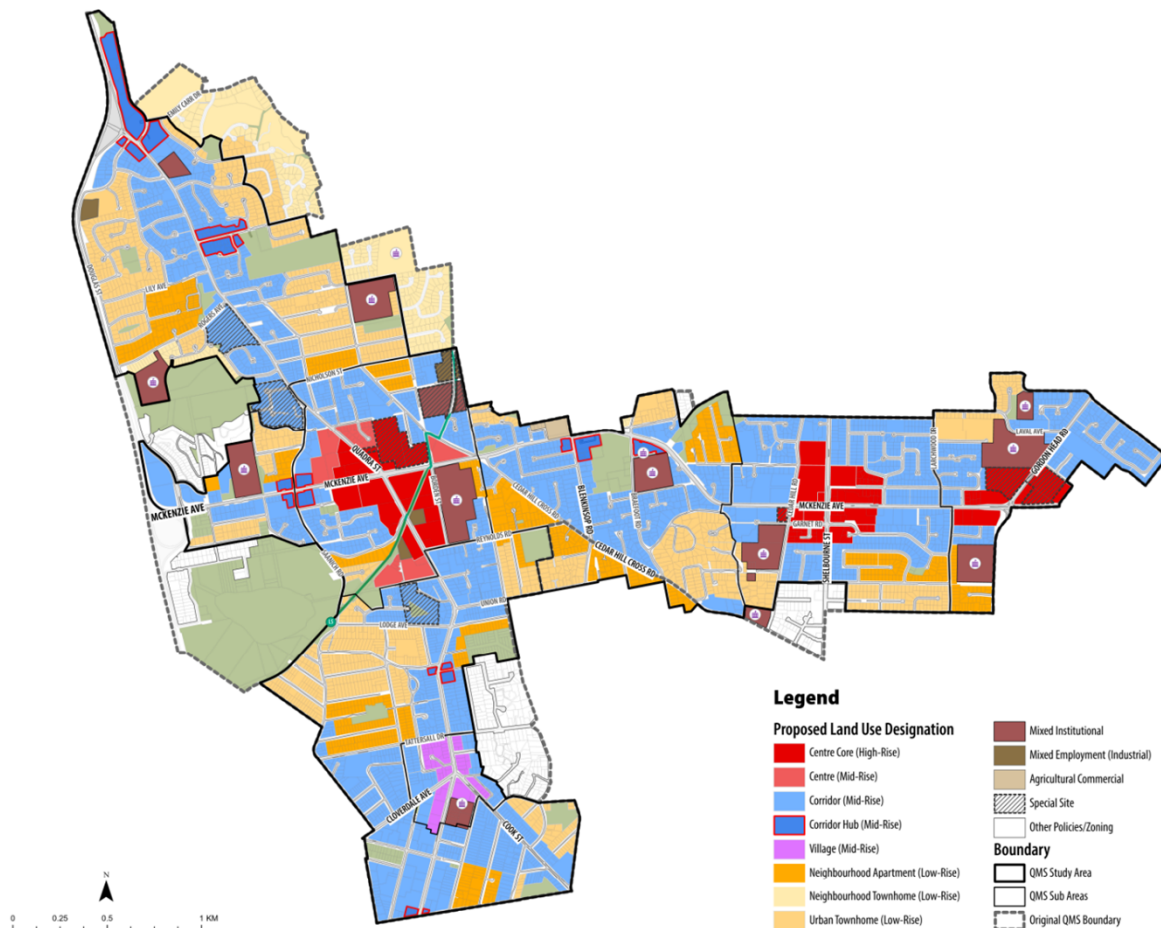
## DRAFT PLAN REVISIONS

The original Draft Quadra McKenzie Plan 2024 has been updated to incorporate a wide range of changes. The revisions reflect Council direction, public and stakeholder input, and further technical analysis. Updates were also made throughout the document to reduce duplication, improve alignment with the Official Community Plan and other District of Saanich documents, and enhance clarity.

As per the Council motion, more significant changes were made to the land use map and the McKenzie Corridor design concept. Additionally, many minor changes were made in response to public feedback. The following outlines the two significant changes and highlights other changes.

### Land Use Map Revisions

As per Council direction, staff revised the Draft Quadra McKenzie Plan to reduce the overall intensity of land use designations, with a focus on Quadra North. Map 1 illustrates the original land use designations in the Draft Plan dated October 2024.

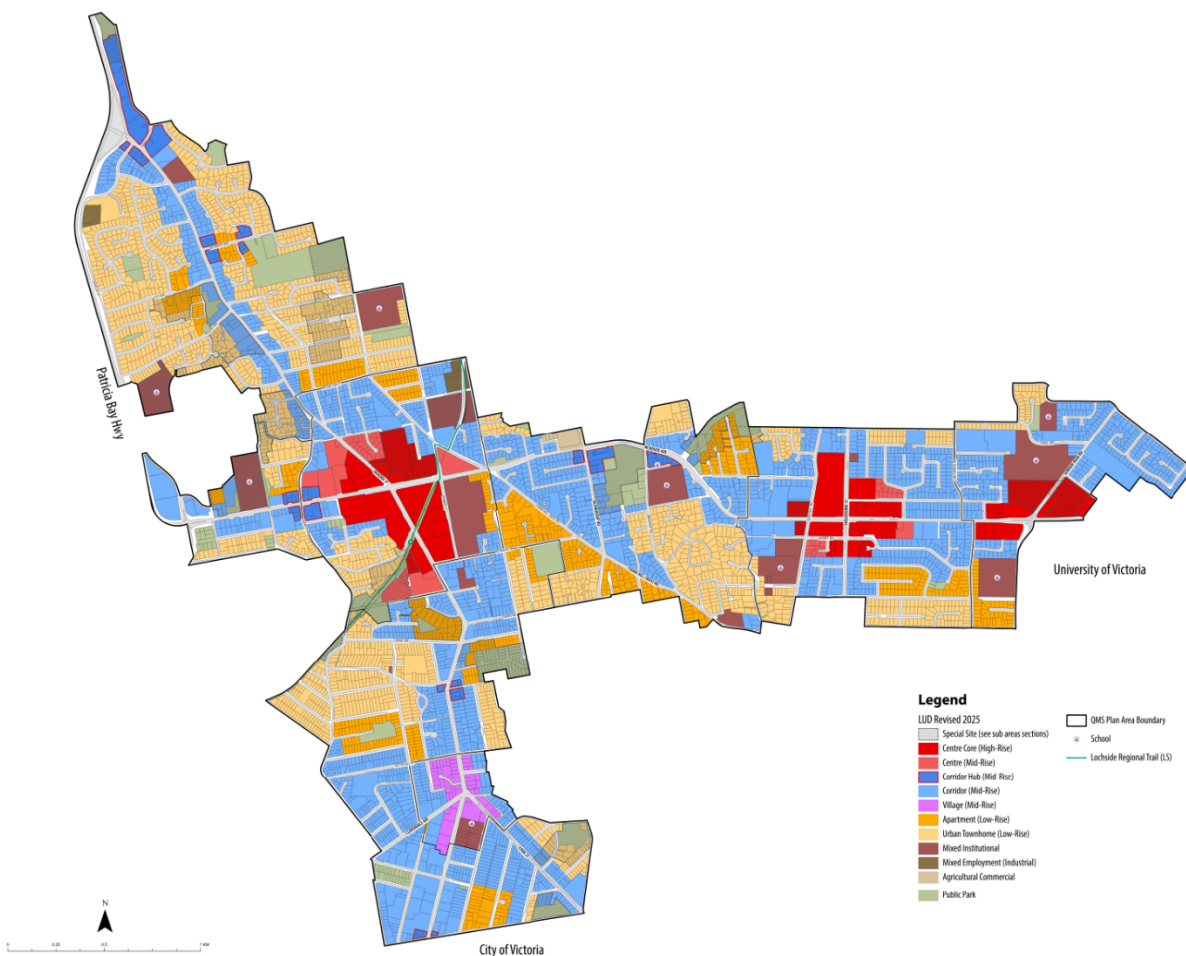


**Map 1: Quadra McKenzie Plan - Future Land Use Designations (Draft Plan, October 2024)**

The revised designations from the updated Draft Plan, dated July 2025, are shown in Map 2. These changes include, but are not limited to:

- A reduction in properties designated as Corridor (6 storeys) primarily in the Quadra North area, focusing on retaining parcels closer to major roads and Centres;
- Scaling back building heights and the spatial extent of Corridor Hubs;
- Re-designating more parcels as Urban Townhome and Apartment (3-4 storeys); and
- Smaller adjustments to high density cores of Centres and Villages.

This revised approach continues to support an overall increase in future housing and employment capacity while maintaining the Official Community Plan's (OCP) focus on key growth areas.



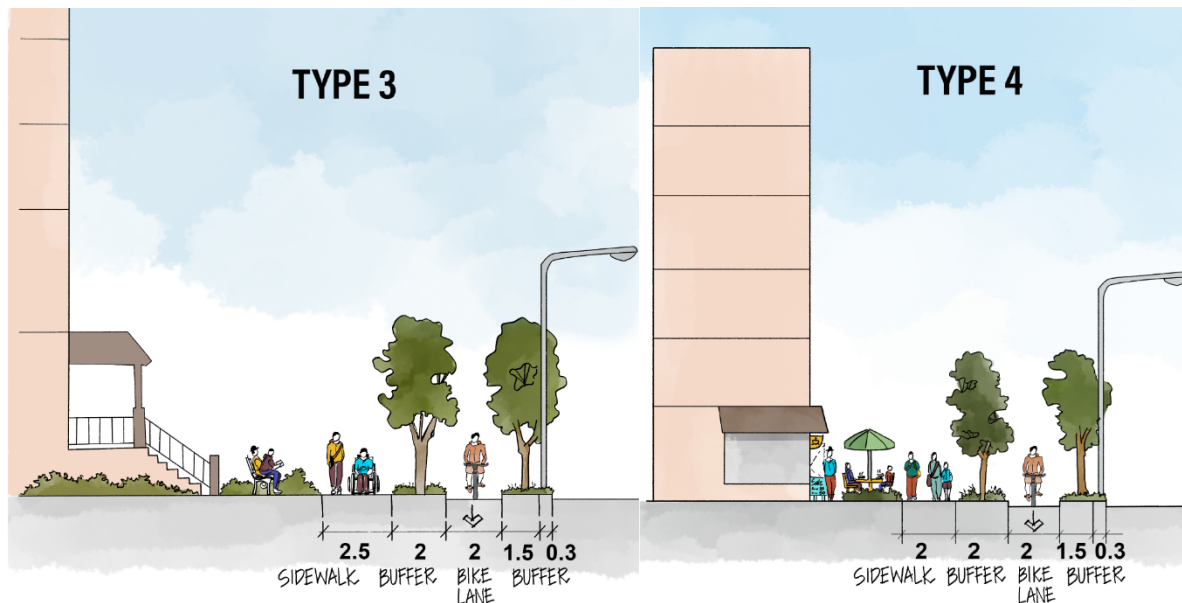
**Map 2: Quadra McKenzie Plan - Future Land Use Designations (Draft Plan, July 2025)**

### McKenzie Corridor Design Concept Revisions

As directed by Council, design concepts for vehicle travel lanes on McKenzie Avenue have been removed from the Draft Plan 2025 and will be considered separately through a future detailed corridor analysis and design process to be undertaken in collaboration with BC Transit. Staff revised the original Draft Plan by updating the cross sections for McKenzie Avenue to illustrate active transportation facilities—such as protected bike lanes and sidewalks—and

elements of the public realm, including planting areas and frontage zones, located behind the curbs. The overarching policy to prioritize sustainable transportation and transit along McKenzie is maintained. The revised sketches included in the updated Draft Plan 2025 are shown in Figure 2.

As part of this joint project, District of Saanich staff will commit to developing a comprehensive corridor design and phasing strategy for implementation. This may include exploring metrics such as population growth, ridership levels, and service demands. As previously noted, full cross sections for Quadra Street will continue to be included in the Draft Plan 2025.



**Figure 2: Type 3 and Type 4 McKenzie Avenue Cross Sections**

Table 1 provides a high-level summary of key changes made to the Draft Quadra McKenzie Plan dated July 2025 from the Draft Plan released in October 2024.

**Table 1: Key Changes to the Draft Plan**

Revision Made in Proposed Plan	Rationale for the Change
<b>Section 1: Introduction</b>	
Added new Map 1.6 Watershed Catchments	Provide more plan context to the area and highlights ecological boundaries
Enhanced Biodiversity Habitat Network map and moved its location to Plan context (Map 1.7).	Improved data available; moved to beginning to highlight habitat network as a framing element.
Plan Development Process: Added New Phase 4 – Draft Plan 2025 Consultation and Refinement	Based on Council decision to have a new round of engagement based on Draft Plan revisions.
<b>Section 2: Key Plan Direction</b>	
Removed Key Plan Direction #5 -Use density incentives to obtain desired community outcomes: Trial a pilot density bonus system that incentivizes housing	Density framework has been transitioned to implementation as more analysis and consultation is needed to test the framework.

affordability and diversity, urban forest, environment, heritage, public realm, private amenity space and 15-minute community outcomes.	
<b>Section 3: Land Use</b>	
Reduced Corridor Hub Designation maximum height from 8 storeys to 6 storeys	Responds to public input and stakeholder input regarding concerns of scale of Corridor Hubs.
Reduced the number of properties in the Quadra North area designated as Corridor (6 storeys), Corridor Hub, and Apartment designations, focusing on retaining parcels closer to major roads and Centres;	Responds to Council direction to scale back intensity in Quadra North, with a focus on the Corridor and Corridor Hub designations.
Neighbourhood Apartment designation was updated to Apartment	Changed to reduce confusion with Official Community Plan (OCP) Neighbourhood designation
Combined Urban Townhome and Neighbourhood Townhome designations to Urban Townhome	Simplifies designations to improve clarity.
Re-worded plan language to highlight that the density framework will be part of the implementation priorities, not the Plan. Density limits in the land use tables revised the transition of the density framework to implementation.	Need more time to test, calibrate and refine the density framework. Initial testing and evaluation underway.
Added Policy 3.5.6 to facilitate retention of industrial uses on existing industrial land use sites within the Quadra McKenzie area.	Improves alignment with OCP policies.
Added a Parks land use designation table and map.	Aligns designation across strategic documents, including the OCP. Inadvertent exclusion in first Draft.
Adjusted the Quadra McKenzie Plan (QMP) Boundary in Quadra South to include Kathleen Street.	Responds to public input and increases the number of housing possibilities closer to Quadra Street.
<b>Section 4: Transportation and Mobility Network</b>	
Removed proposed multi-use path at Panorama Drive and Belvedere Road	Responds to public input and staff analysis.
Removed proposed new road at Century Road and Lonsdale Place	Responds to public input and staff analysis.
<b>Section 5: Parks, Trails, Open Spaces, and Community Facilities</b>	
Added the following bullet to Parkland policy 5.1.1 to prioritize the acquisition of lands noted in the Biodiversity Habitat Network, as identified as Habitat Sites (HS) on Map 1.6.	Reinforces the priority action in the Biodiversity Conservation Strategy.
Added community facilities outside the Plan area boundary to Map 5.3 and Community Facilities list in Section 5.4.	Responds to public input and provides improved context on broader service range of community facilities.



<b>Section 6: McKenzie Corridor</b>	
Section 6.1 (including Figures 6.1 and 6.2): McKenzie Corridor Design Concepts and language changed to exclude road design concepts.	Responds to direction from Council to defer determination of a road cross-section on McKenzie to a future process.
Added a new Policy 6.1.7 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.	Responds to direction from Council to defer determination of a road cross-section on McKenzie Avenue to a future process.
<p>Increased maximum building height from 18 storeys to 24 storeys in the Quadra McKenzie Centre, with frontages along the two Primary Corridors – McKenzie and Quadra.</p> <p>Added a new policy: Policy 6.3.4 To encourage a diverse skyline and built form in redevelopment projects within the Quadra McKenzie Centre, support building heights exceeding 18 storeys - up to 24 storeys - for properties with the Centre Core land use designation, provided they are located on a large site having frontage on McKenzie Avenue or Quadra Street, and offers community amenity contributions that surpass base policy requirements.</p> <p>Amended the Centre Core land use table for consistency in Section 3.</p>	Provides for increased heights and density in a Centre where two Primary Corridors meet in proximity to high frequency transit service. The increase in heights and density will encourage the redevelopment of underdeveloped properties in locations that are critical to see improved transit service and upgraded community amenities and can help achieve the broader goals of the Official Community Plan's (OCP) sustainability and housing objectives.
New policies have been added to strengthen environmental protection and support the preservation of additional sensitive habitat areas.	Clarifies the intent of the policy and ensures alignment with other components of the plan.
Changed land use designations to Urban Townhouse form in Quadra McKenzie sub area between Saanich Road, Karen Crescent, Greenridge Crescent and Quadra Street. Also added special site designation to align with habitat areas.	Responds to public input and aligns with policies respecting the surrounding context and protecting key ecological features.
Sub area maps were updated to reflect new policies, enhance clarity, and more clearly identify key features such as special sites and habitat areas.	Supports implementation of the Biodiversity Conservation Strategy.
Reallocated proposed public realm/open space to increase alignment with the Lochside Trail	Responds to stakeholder input and provides additional open space adjacent to

	the Lochside Trail and reduces visual barriers for cycling safety.
<b>Section 7: Quadra Corridor</b>	
Modified policy language to support redevelopment that considers alternate development approaches within or adjacent to special sites, identified on Map 7.4, to preserve and protect Habitat Sites (HS), identified on Map 1.6.	Clarifies policy intent and reflects most recent environmental information.
Modified policy language for special site QN-1 (Quadra/Rogers) to prioritize the retention and enhancement of Habitat Sites, as identified on Map 1.6, and the retention of Heritage Designated buildings by considering alternate development approaches.	Clarifies policy intent and reflects most recent environmental information. Addresses public concern about smaller footprint, taller buildings up to 12 storeys.
Added in a policy to explore the southern expansion of Bernard Park to Lily Avenue, in coordination with active transportation upgrades along Lark Road to increase connectivity to Rogers Elementary school and Swan Lake Christmas Hill Nature Sanctuary.	Reinforces an important component of Active Transportation Plan implementation.
Added a policy to prioritize the retention of existing mature streets by increasing building setbacks.	Reflects existing conditions on Quadra Street and priorities in Urban Forest Strategy
Updated sub area maps to increase readability and specify key features, including special sites and habitat areas.	Supports implementation of the Biodiversity Conservation Strategy.

## REVISED DRAFT PLAN 2025 (PHASE 4) ENGAGEMENT

Phase 4 engagement is planned to be carried out from August to October 2025, in alignment with the revised project timeline, as directed by Council. A combination of in-person and online engagement tools will be used to share the Draft Plan 2025 and gather feedback from the public and stakeholders. General engagement activities will be similar to the previous engagement on the October 2024 Draft Plan.

Key engagement activities will include:

- Recorded presentations summarizing Draft Plan revisions, published on the project website
- Open houses
- Webinars
- Online surveys and polls
- Stakeholder presentations
- Council Advisory Committee presentations
- Social media outreach
- Mailers to households and businesses

## FINANCIAL IMPLICATIONS



Council allocated \$270,000 to support the Terms of Reference and facilitate the development of the Quadra McKenzie Study and Plan. An additional \$40,000 was provided to support broader analysis—including urban forest and economic viability studies—that informed all Centre, Corridor, and Village Plans. In February 2025, Council approved a further \$30,000 from the Housing Accelerator Fund to support an additional round of community engagement and refinements to the Plan.

## **CONCLUSIONS AND NEXT STEPS**

The Draft Quadra McKenzie Plan provides a detailed land use and transportation plan for this critical area of the District of Saanich that encompasses two Primary Corridors, three Centres and one Village. The Draft Plan builds on the recently adopted Official Community Plan (OCP) and advances several other District of Saanich and regional plans. Engagement from the first three phases of plan development significantly shaped the content of the Draft Plan. Phases 2 and 3 reached over 21,000 participants.

In response to the volume and strength of feedback received during Phase 3, and as directed by Council, staff undertook revisions to the Draft Plan 2024. Key changes include adjustments to land use designations – primarily in Quadra North – by scaling back the intensity of Corridor (6 storey) and Corridor Hub designations, the removal of McKenzie Avenue road cross sections (to be addressed through a future corridor design process), and the addition of a fourth phase of public engagement, scheduled for fall 2025.

As directed by Council in February 2025, the next phase of the project will focus on gathering public feedback on the revised Draft Plan 2025 through engagement sessions in early fall. Feedback received will inform further refinements, as necessary, with the intent of bringing a Proposed Plan forward for Council consideration in winter 2025/2026.

Prepared by: Tami Gill, Planner

Reviewed by: Cameron Scott, Manager of Community Planning

Reviewed by: Lindsay Chase, Director of Planning

Attachments: A: Draft Quadra McKenzie Plan 2025  
B: Quadra McKenzie Council Report of Draft Plan October 2024  
C: Draft Quadra McKenzie Plan 2024  
D: Quadra McKenzie Plan - Check in on Phase 3 Engagement Council Report January 2025  
E: Quadra McKenzie Phase 3 Engagement Summary Attachment to January 2025 Council Report

## **ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Director of Planning.

Brent Reems, Chief Administrative Officer