



The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Lindsay Chase, Director of Planning
Date: March 17, 2026
Subject: Revised Proposed Quadra McKenzie Plan
File: 2310-20

RECOMMENDATIONS

1. That Council endorse in principle the Revised Proposed Quadra McKenzie Plan (Attachment A), as updated in response to Council direction arising from the Committee of the Whole meeting of February 2, 2026.
2. That Council direct staff to prepare the proposed amendments to the Official Community Plan Bylaw, 2023, No. 10000, to incorporate the Revised Proposed Quadra McKenzie Plan into this Bylaw and to bring these changes forward for Council's consideration at a Public Hearing.

PURPOSE

The purpose of this Report is to present Council with an updated version of the Proposed Quadra McKenzie Plan that incorporates specific revisions directed by Council at the Committee of the Whole meeting on February 2, 2026. The Report seeks Council direction to advance the Revised Proposed Quadra McKenzie Plan through the Official Community Plan (OCP) amendment process, including a referral to a Public Hearing in accordance with the *Local Government Act*.

BACKGROUND

Council Direction

On January 19, 2026, at a Committee of the Whole meeting, Council was presented with a Report seeking Council direction to advance the Proposed Quadra McKenzie Plan through the adoption process. At the Committee of the Whole meeting of February 2, 2026, deliberations on this item continued and Council passed the following motions:

“That it be recommended that Council direct staff to revise the draft Quadra McKenzie Plan and bring back for Councils consideration.”

“That it be recommended that Council direct staff to reduce the Quadra Corridor height designation to a maximum of four storeys for properties along Quadra Street:

- north of Saanich Road on the west side;
- north of Ian/Tuxedo on the east side; and

- to narrow the Corridor's width so that only Quadra adjacent properties are included, thereby eliminating the Chatterton and Beckwith Hubs."

"That it be recommended that Council direct staff to remove the Corridor designation from the Greenridge "Hump" and replace with Urban Town homes in the draft Quadra McKenzie Plan unless properties are directly facing Saanich Road and Annie Street."

"That it be recommended that Council directs staff that the transportation cross sections that contemplate lane reduction on Quadra Street be removed from the draft Quadra McKenzie Plan."

"That it be recommended that Council direct staff to give greater consideration within the update to stronger policies that are directed to a reduction in building footprints, site coverage and evaluation of service corridors impacts, in order to preserve natural areas, biodiversity and trees." and "That it be recommended that Council refer the motion from the Sustainability and Climate Action Advisory Committee to staff for potential inclusion and consideration in the implementation plan."

"That it be recommended that Council direct staff to review the recommendations in the correspondence from the Friends of Bowker Creek dated February 2, 2026, and consider any appropriate references to be incorporated in the implementation plan."

Revisions related to these motions are described in this Report and have been incorporated into the Revised Proposed Quadra McKenzie Plan (Attachment A). A redline version of the Plan that shows changes is included (Attachment B). A summary of key changes to the Plan is outlined (Attachment C). The original staff Report, dated January 5, 2026, includes details of the planning process and an overview of key Plan content (Attachment D).

DISCUSSION

Council-directed Revisions (Committee of the Whole Motions)

The following section summarizes the revisions made to the Revised Proposed Quadra McKenzie Plan in response to Council direction. For each motion, staff completed an internal policy and mapping review to confirm how the direction could be implemented. Revisions were implemented primarily through coordinated updates to future land use designation maps, associated sub area policies, and other references to ensure the document remains clear and internally consistent. Staff focused on implementing the motions as written and ensuring the resulting designations and policies are practically workable from a site planning and urban design perspective.

1. Quadra North Sub Area - Revised Land Use Designations

Council Direction: "That it be recommended that Council direct staff to reduce the Quadra Corridor height designation to a maximum of four storeys for properties along Quadra Street:

- north of Saanich Road on the west side;
- north of Ian/Tuxedo on the east side; and
- to narrow the Corridor's width so that only Quadra adjacent properties are included, thereby eliminating the Chatterton and Beckwith Hubs."

Plan Updates Implemented

Parcels directly fronting Quadra Street were redesignated from Corridor (up to 6 storeys) to Apartment (up to 4 storeys). A minimum lot depth of 35-metres was applied to support the

viability of the Apartment land use designation. This depth provides the minimum sufficient area to accommodate a functional low-rise apartment building envelope while meeting typical requirements for front and rear setbacks, on-site servicing and loading, resident and visitor access, landscaping buffers to adjacent lower-density areas, and parking and circulation where required. A 35-metre standard also allows for step-backs and massing transitions that reduce shadowing and overlook impacts on neighbouring properties, consistent with good urban design practice and livability objectives. From a development feasibility perspective, this depth helps achieve sufficient unit yield and design flexibility to support apartment construction without relying on excessive site coverage or variances.

Where Quadra-fronting parcels did not meet the 35-metre minimum lot depth, the designation was extended to include the immediately rear-abutting parcels, so the combined depth met the minimum standard. All other parcels were redesignated to Urban Townhome (up to 3 storeys).

References and mapping associated with the Chatterton and Beckwith Hubs were removed or updated, as applicable, removing commercial services along Beckwith and redesignating the Chatterton and Quadra area to the Mixed Employment land use designation, supporting the retention of existing commercial services.

A comparison of before and after land use designations is shown in Figures 1 and 2.

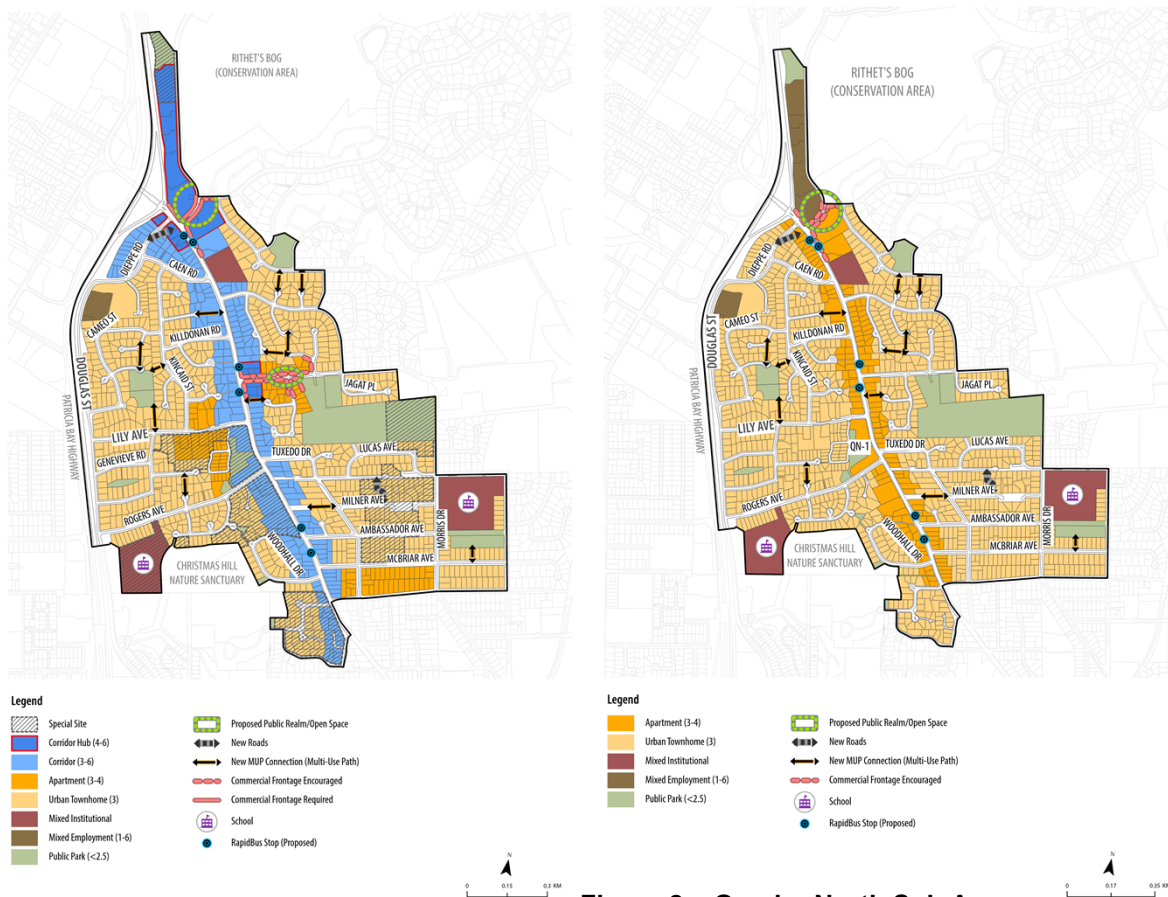


Figure 1 – Quadra North Sub Area Future Land Use Designations (January 2026)

Figure 2 – Quadra North Sub Area Future Land Use Designations (March 2026)

2. Nicholson/Borden/Willow/Lochside - Revised Land Use Designations

Council Direction: “That it be recommended that Council apply an Urban Townhome designation to the area designated as Corridor between Nicholson Street, Borden Street, Willow Street, and the Lochside Trail.”

Plan Updates Implemented

Parcels in the Nicholson/Borden/Willow/Lochside area were redesignated from Corridor (up to 6 storeys) to Urban Townhome (up to 3 storeys). Figures 3 and 4 show this change.

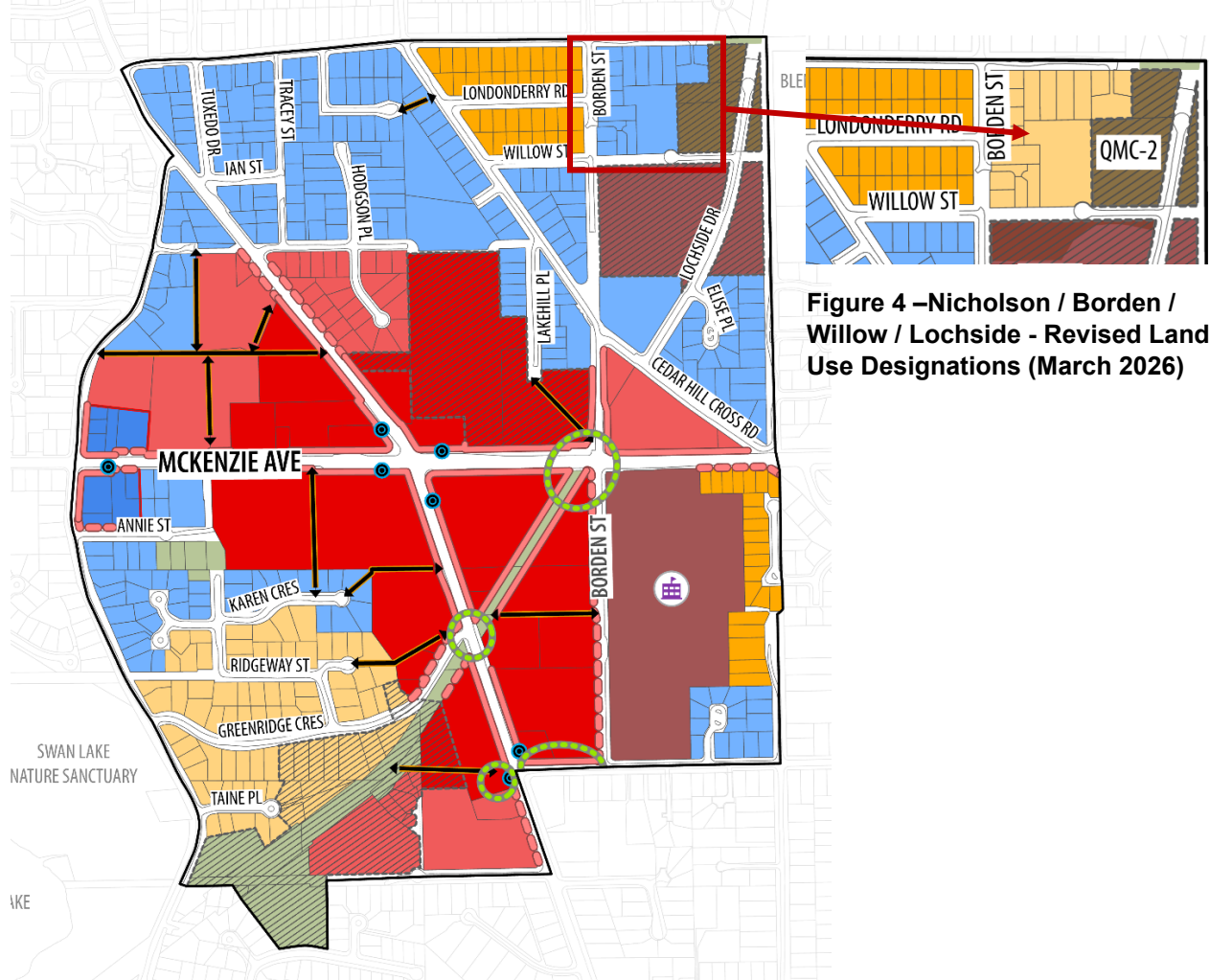


Figure 4 – Nicholson / Borden / Willow / Lochside - Revised Land Use Designations (March 2026)

- Legend**
- Special Site
 - Centre Core (6-18)
 - Centre (6-12)
 - Corridor Hub (4-6)
 - Corridor (3-6)
 - Apartment (3-4)
 - Urban Townhome (3)
 - Mixed Institutional
 - Mixed Employment (1-6)
 - Public Park (<2.5)
 - Proposed Public Realm/Open Space
 - New MUP Connection (Multi-Use Path)
 - Commercial Frontage Encouraged
 - Commercial Frontage Required
 - School
 - RapidBus Stop (Proposed)

Figure 3 – Quadra McKenzie Centre Sub Area Future Land Use Designations (January 2026)

3. Greenridge Neighbourhood - Revised Land Use Designations

Council Direction: "That it be recommended that Council direct staff to remove the Corridor designation from the Greenridge "Hump" and replace with Urban Town homes in the draft Quadra McKenzie Plan unless properties are directly facing Saanich Road and Annie Street."

Plan Updates Implemented

Parcels directly facing Saanich Road and Annie Street were retained as Corridor (up to 6 storeys) while parcels adjacent to Karen Crescent, Landeen Place and Morgan Street were redesignated from Corridor (up to 6 storeys) to Urban Townhome (up to 3 storeys).

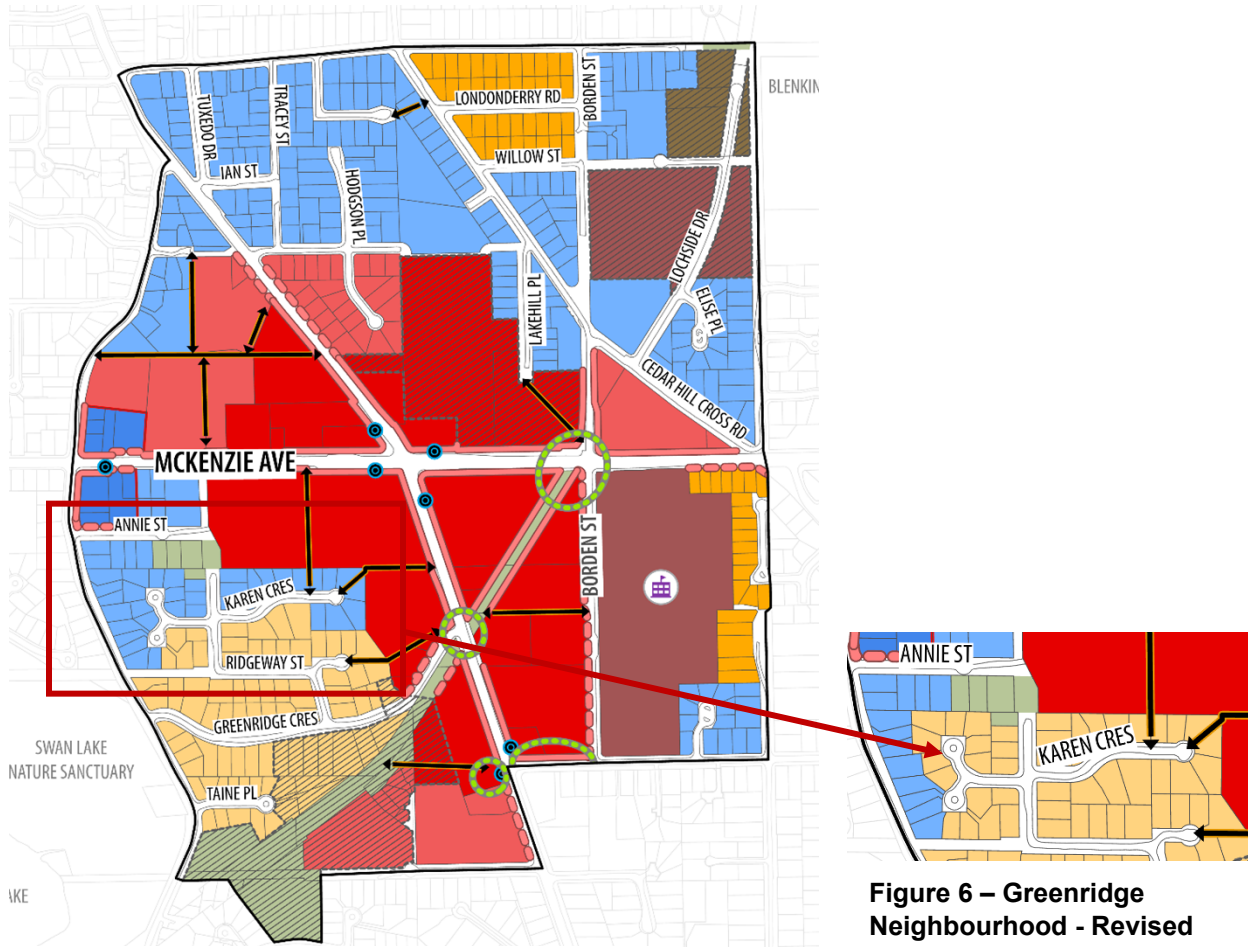


Figure 6 – Greenridge Neighbourhood - Revised Land Use Designations (March 2026)

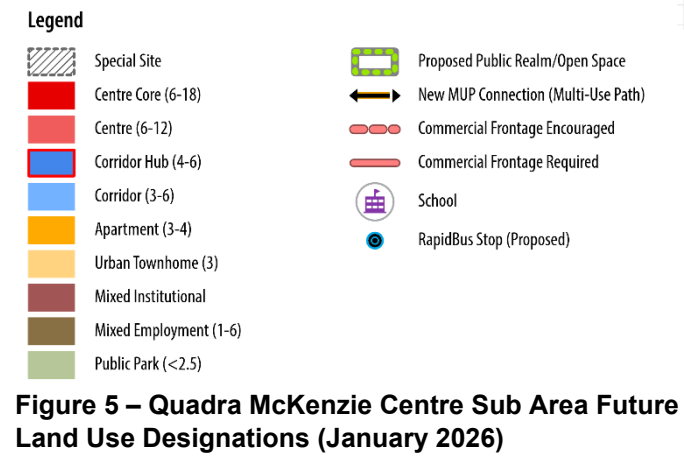


Figure 5 – Quadra McKenzie Centre Sub Area Future Land Use Designations (January 2026)

4. Quadra Street Cross Sections - Removal of Lane Reduction Concepts

Council Direction: That it be recommended that Council directs staff that the transportation cross sections that contemplate lane reduction on Quadra Street be removed from the draft Quadra McKenzie Plan.

Plan Updates Implemented

The Quadra Street cross sections illustrating streetscape typologies that contemplate lane reductions were removed from the Plan document and associated policies were edited or removed. In addition, all McKenzie Avenue cross sections, including public realm cross sections, were also removed from the Revised Proposed Plan. The Revised Proposed Plan continues to identify priority walking, cycling, transit, and public realm improvements, however future Corridor design details for Quadra Street and McKenzie Avenue would be advanced through a separate transportation planning and design process, informed by technical analysis, stakeholder and public engagement, and Council consideration.

In lieu of streetscape typologies and illustrated cross sections, the Revised Proposed Plan now includes images that communicate the intended long-term outcomes of a multi-modal corridor. These elements emphasize safe and comfortable travel for all mobility modes and a strengthened public realm through features such as wider and more accessible sidewalks, cycling facilities designed for all ages and abilities, transit priority measures, and enhanced streetscape treatments (e.g., street trees, landscaping, and green infrastructure). These corridor design elements are intended to communicate the desired corridor outcomes and right-of-way function over time, rather than prescribe a final detailed design. Implementation would occur incrementally, including through land dedication and frontage improvements as redevelopment occurs.

5. Sustainability and Climate Action Advisory Committee - Review of Motion for Inclusion and Consideration in the Implementation Plan

Council Direction: That it be recommended that Council direct staff to give greater consideration within the update to stronger policies that are directed to a reduction in building footprints, site coverage and evaluation of service corridors impacts, in order to preserve natural areas, biodiversity and trees." and "That it be recommended that Council refer the motion from the Sustainability and Climate Action Advisory Committee to staff for potential inclusion and consideration in the implementation plan."

Plan Updates Implemented

After plan adoption, staff would bring forward an implementation strategy that outlines key proposed actions with associated timelines and resource implications. This motion would be reviewed in detail and considered for incorporation in the implementation strategy. This proposed implementation strategy is anticipated to be brought to Council within a year after the Plan is formally adopted.

6. Friends of Bowker Creek - Review of Recommendations and Correspondence to be Incorporated in the Implementation Plan

Council Direction: That it be recommended that Council direct staff to review the recommendations in the correspondence from the Friends of Bowker Creek dated February 2, 2026, and consider any appropriate references to be incorporated in the implementation plan.

Plan Updates Implemented

After plan adoption, staff would bring forward an implementation strategy that outlines key proposed actions with associated timelines and resource implications. This recommendation would be reviewed in detail and considered for incorporation in the implementation strategy. This proposed implementation strategy is anticipated to be brought to Council within a year after the Plan is formally adopted.

COUNCIL OPTIONS

1. That Council endorse in principle the Revised Proposed Quadra McKenzie Plan and initiate the process to advance the Proposed Quadra McKenzie Plan towards adoption.

Should Council endorse the staff recommendation, Official Community Plan (OCP) bylaw amendments to adopt the Quadra McKenzie Plan would be prepared and brought forward for Council's consideration prior to a public hearing to consider Plan adoption.

2. That Council provide alternate direction to staff.

NEXT STEPS

Subject to Council direction, the next steps will focus on advancing the required amendments to the District of Saanich Official Community Plan (OCP) Bylaw, 2023, No. 10000, to incorporate the Quadra McKenzie Plan.

Specifically, staff will:

- Prepare an OCP Bylaw Amendment to incorporate the Quadra McKenzie Plan into the OCP, including amendments to applicable schedules, maps, and policy sections; and
- Complete final technical and legal review of the OCP Bylaw Amendment Bylaw to ensure consistency with the *Local Government Act* and other adopted District of Saanich bylaws and policies.

This Committee of the Whole meeting is Council's key opportunity to direct any substantive changes to the proposed future land use designations prior to First and Second Readings and referral to a Public Hearing. If Council wishes to change land use designations in a way that alters user or changes density, those changes should be directed before the bylaw is referred to a Public Hearing.

Once the OCP Bylaw Amendment is prepared, staff will bring forward a Report to Council recommending First and Second Readings of the bylaw and referral to a Public Hearing in accordance with the *Local Government Act*. Following the Public Hearing, staff will report back to Council with a recommendation for Third Reading and Adoption.

If, following the Public Hearing, including at the meeting where the Public Hearing is held, Council wishes to make changes to the bylaw that would alter use or change density (including increases, or decreases without owner consent), the *Local Government Act* requires further notice and a subsequent Public Hearing before adoption. Specifically, Section 470 (1) of the *Local Government Act* states:

- “After a public hearing, the council or board may, without further notice or hearing,
- (a) adopt or defeat the bylaw, or
 - (b) alter and then adopt the bylaw, provided that the alteration does not
 - (i) do any of the following:
 - (A) alter the use;

- (B) increase the density;
 - (C) without the owner's consent, decrease the density of any area from that originally specified in the bylaw, or
- (ii) alter the bylaw in relation to residential rental tenure in any area.”

CONCLUSION

The Revised Proposed Quadra McKenzie Plan incorporates the targeted revisions directed by Council at the Committee of the Whole meeting on February 2, 2026, including refinements to land use designations in the Quadra North, Nicholson/Borden/Willow/Lochside, and Greenridge areas, and updates to the Plan's transportation content for Quadra Street.

Staff are recommending that Council endorse in principle the Revised Proposed Quadra McKenzie Plan and direct staff to prepare the necessary amendments to the Official Community Plan Bylaw, 2023, No. 10000, to bring forward for Council consideration and referral to a Public Hearing in accordance with the *Local Government Act*.

Prepared by: Adam Smith, Planner

Reviewed by: Cameron Scott, Manager of Community Planning

Approved by: Lindsay Chase, Director of Planning

Attachments: A. Revised Proposed Quadra McKenzie Plan
B. Redline Version - Revised Proposed Quadra McKenzie Plan
C. Summary of Key Changes to the Revised Proposed Quadra McKenzie Plan
D. Staff Report: January 5, 2026

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.

Brent Reems, Chief Administrative Officer