



Quadra McKenzie Study

Land Use and Housing Focus Areas

January 27, 2024



Land Acknowledgement



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

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



- Provide a high-level overview of the Quadra McKenzie Study process—with a focus Quadra Corridor North, Hubs and the interface between developments, parks, open spaces, plazas and trails.
- Share feedback from previous sessions, policy context, policy directions, and ideas to help frame the table conversations; and
- Facilitate conversation and solicit feedback on the proposed focus areas.

Workshop Agenda

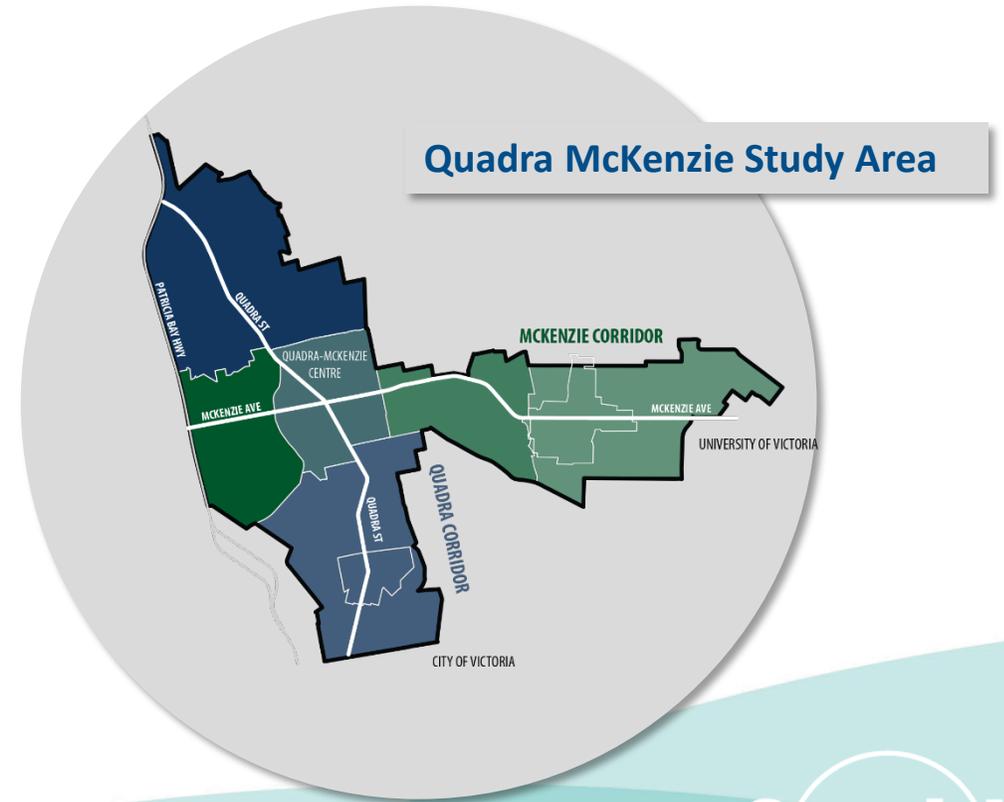


1. Welcome Presentation
2. Facilitated Table Discussions
 - Breakout Round 1
 - Breakout Round 2
 - Breakout Round 3
3. Report Back
4. Next Steps

Quadra McKenzie Study Overview



- Developing a plan to guide growth and change over next 20 years focused on land use and transportation.
- Centre, Corridor and Village areas:
 - McKenzie Corridor
 - Quadra Corridor
 - Quadra McKenzie Centre
 - University Centre
 - Four Corners Village



QMS Project Goals



Land Use

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



Transportation & Mobility

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

QMS Project Goals



Housing Diversity, Affordability and Supply

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

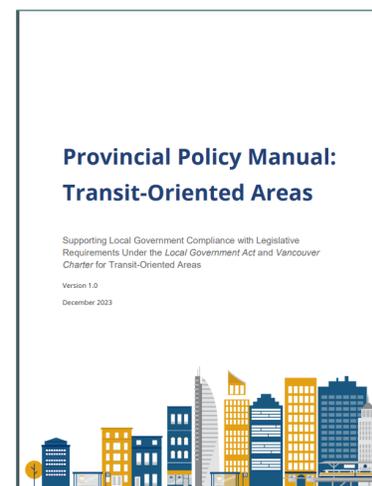
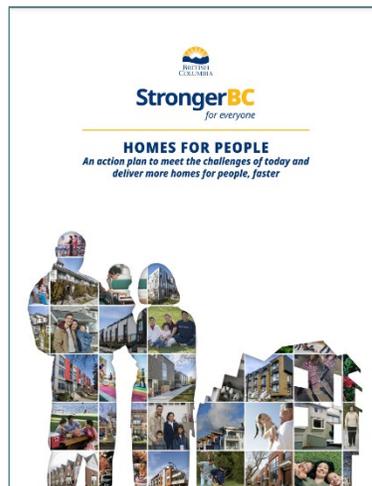
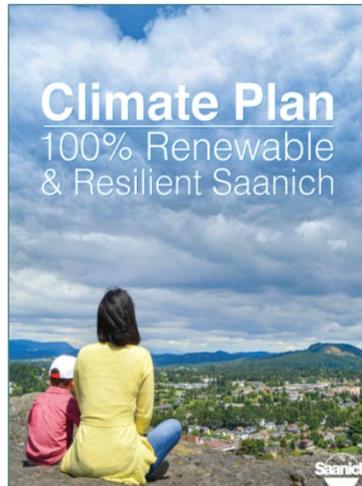
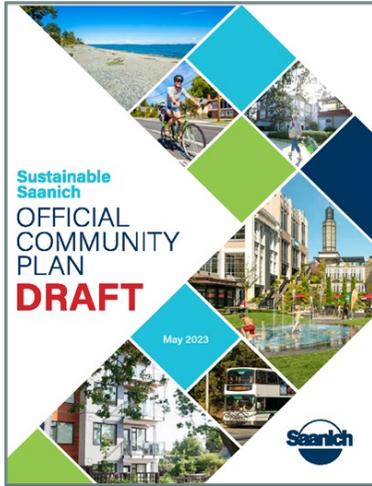
Public Realm & Open Space

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

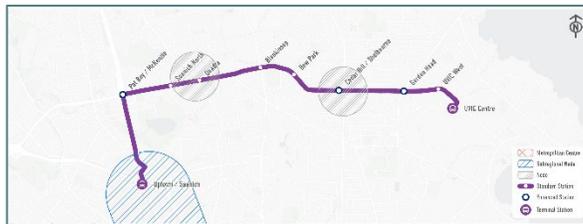
QMS Project Timeline



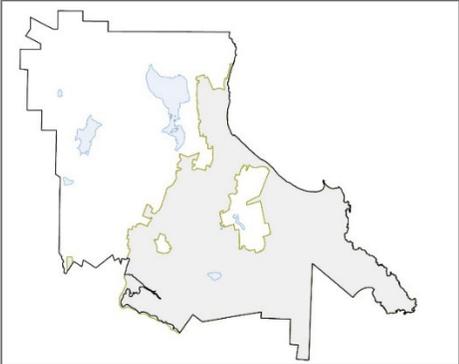
QMS Project Inputs & Influences



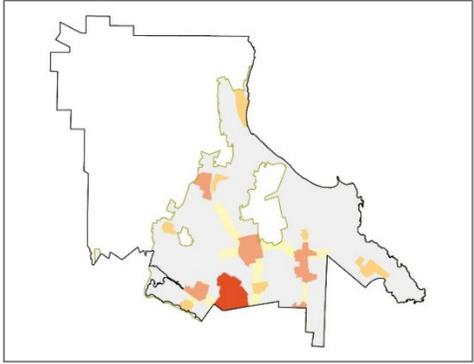
McKenzie Corridor RapidBus Study



Saanich Official Community Plan (OCP)



Maintain the Urban Containment Boundary



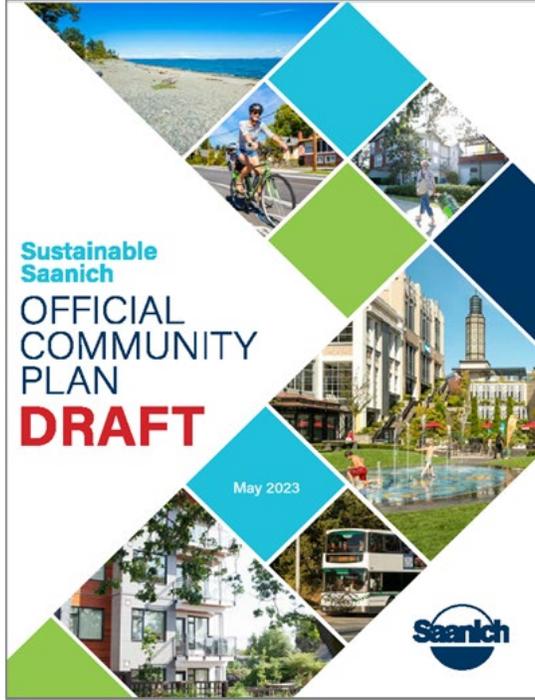
Accommodate most New Development in Primary Growth Areas



Expand Housing Diversity in Neighbourhoods



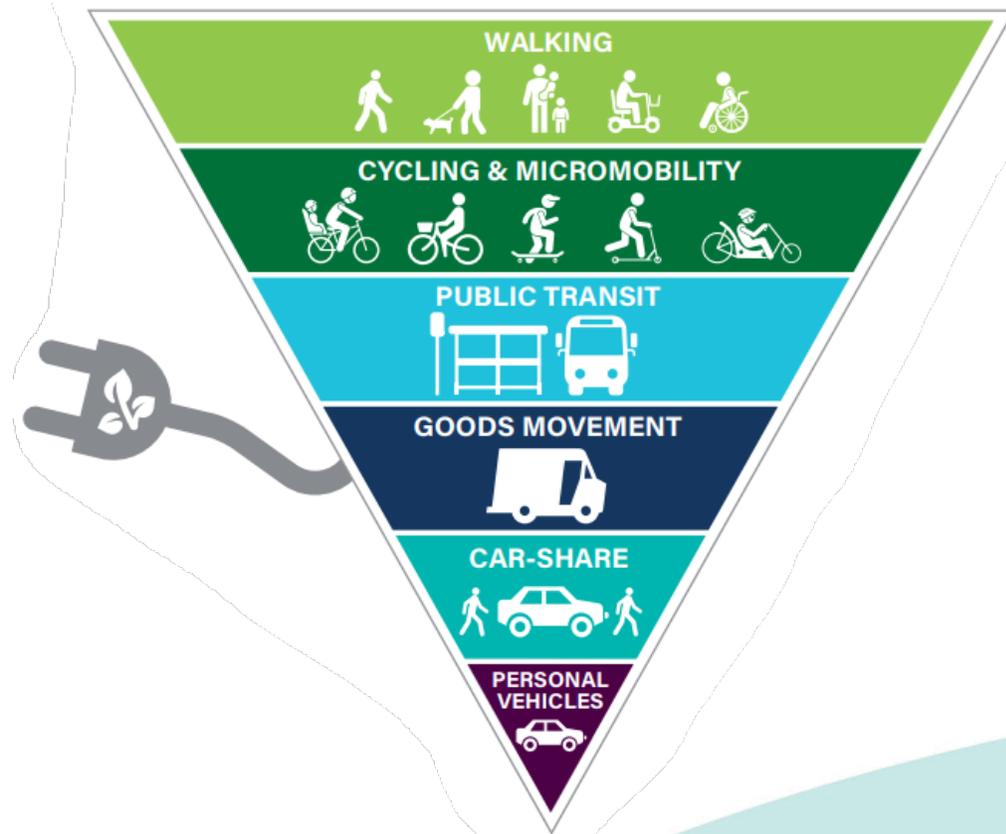
Make Saanich a 15-minute Community



Saanich OCP - Transportation



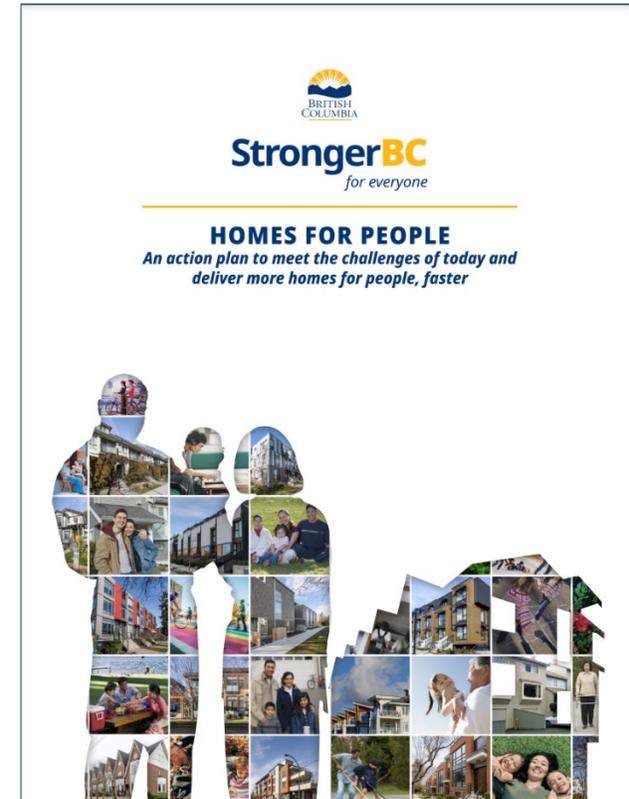
A key direction in the OCP is to prioritize modes within the transportation network based on the Mobility Priority Pyramid by creating exceptional environments for walking and cycling and taking transit to the next level.



Recent Provincial Housing Directions



1. Provincial Housing Targets
2. Small-scale Multi-unit Housing
3. Transit-Oriented Development



Provincial Housing Targets - Totals



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.



Small-scale Multi-unit Housing



New small-scale multi-unit housing directions include:

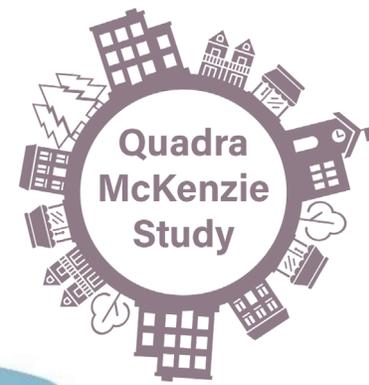
- On lots in all single-family zones, allowing a minimum of one secondary suite or garden suite; and
- On lots within the Urban Containment Boundary (UCB), allowing a minimum of:
 - 3 units on lots under 280 m²
 - 4 units on lots over 280 m²
 - 6 units on lots near frequent transit stops
 - .



****Zoning must be updated by June 30, 2024**

The District's Neighbourhood Homes project will address these directions: [Saanich.ca/neighbourhoodhomes](https://saanich.ca/neighbourhoodhomes)

Transit Oriented Development Areas (TODAs)



TODAs are intended to...

- Be areas of mixed-use development around transit stations and bus exchanges; and
- Provide a diversity of housing options and access to a variety of amenities and services, supporting local economic opportunities, and enabling greater mobility options.



The Province has set minimum densities and heights for development located close to transit hubs and frequent transit routes.

Land Use & Transportation



Through this study we have an opportunity to offer a greater land use mix along corridors and to design streetscapes that cater to all modes of transportation - prioritizing active transportation and transit.

By increasing the mix of uses – locating housing, services, amenities, and high-quality public realm closer together – we can reduce the distance people need to travel to meet their daily needs.

Living closer to work, school, daycare, shops, and services leads to an increase in active transportation modes (walking, rolling, cycling, and transit) and reduces dependency on private automobiles – leading to a healthier, more sustainable, and safer community.

Land Use & Transportation



- The District of Saanich and BC Transit are collaboratively exploring opportunities to better integrate future land use and transit service within the Quadra-McKenzie area.
- BC Transit is conducting a Tillicum-McKenzie Transit Corridor Plan in 2024, which will explore transit network improvements along corridors connecting Uptown and UVIC, including Cedar Hill X-Road
 - Large sections of Cedar Hill X-Road (Blenkinsop Rd. to Poplar Ave., University Dr. to Cadboro Bay Rd.) are currently without all-day transit service, and the current land use is not conducive to supporting frequent transit service levels
- Land use decisions from Saanich's QMS study will help inform the service options BC Transit considers in the upcoming Tillicum-McKenzie Corridor Plan process



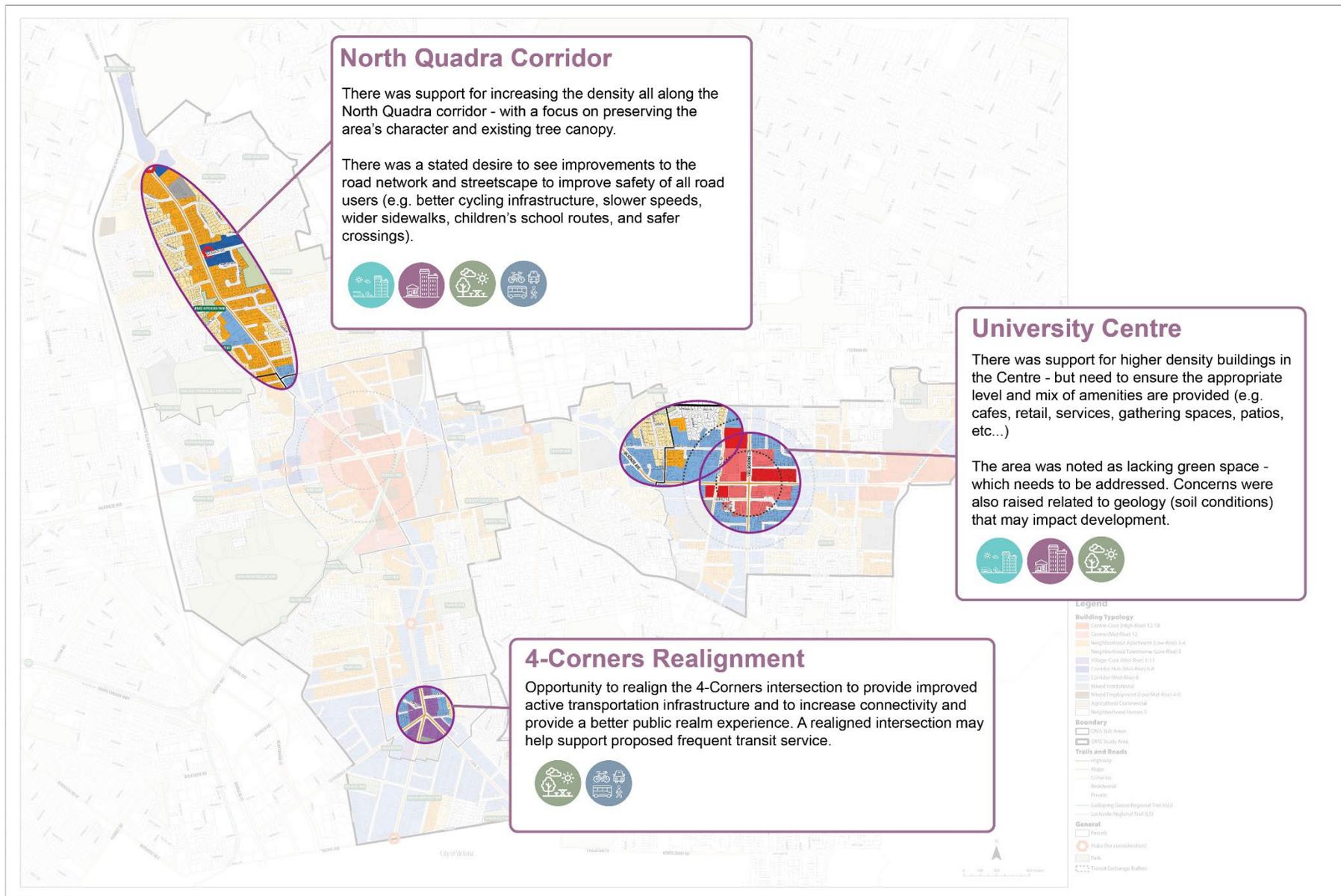
What We Heard



- Areas of potential change
- Areas of alignment
- Areas needing further exploration



What We Heard - Areas of Potential Change



What We Heard - Areas of Alignment



Christmas Hill

We heard that there should be little or no change in this area due to concerns related to habitat conservation, environmentally sensitive areas, and ecosystem preservation. Any future development in this area should not encroach into park area.

Ambassador Park

Citing the lack of diverse housing options in the area, we received clear direction to explore additional density along the south and east ends of Ambassador Park through the addition of low rise building forms (e.g. neighbourhood townhomes).

Gordon Head Rd. & McKenzie

We received clear direction to designate this area as a new Centre with densities similar to Quadra McKenzie and University Centres to provide the amount of housing, services and amenities needed in this area. Additional density north to Feltham could also be offered, adding much needed housing for families and students.

Public realm and mobility improvements should include increasing connections through the University green belt.

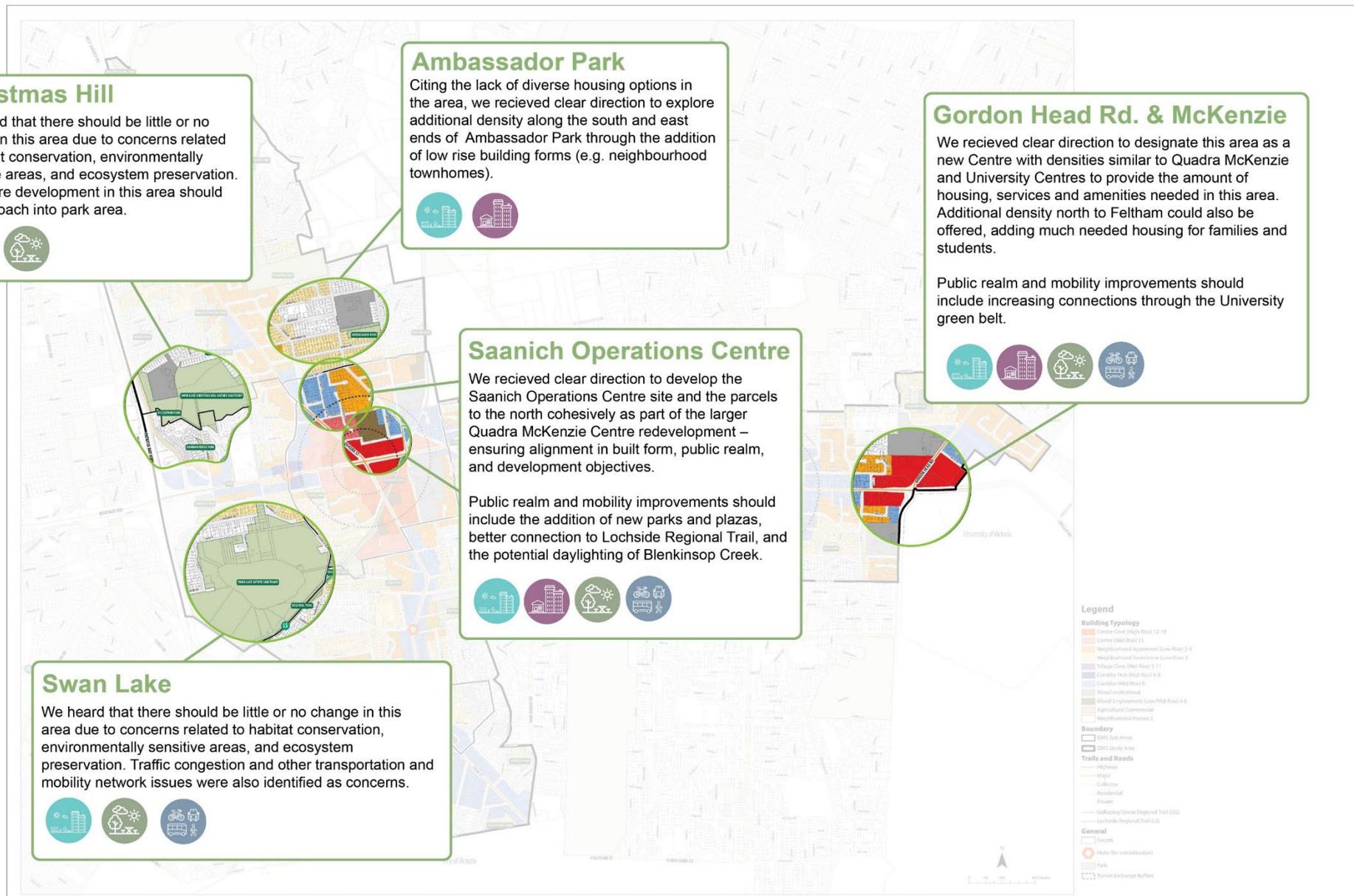
Saanich Operations Centre

We received clear direction to develop the Saanich Operations Centre site and the parcels to the north cohesively as part of the larger Quadra McKenzie Centre redevelopment – ensuring alignment in built form, public realm, and development objectives.

Public realm and mobility improvements should include the addition of new parks and plazas, better connection to Lochside Regional Trail, and the potential daylighting of Blenkinsop Creek.

Swan Lake

We heard that there should be little or no change in this area due to concerns related to habitat conservation, environmentally sensitive areas, and ecosystem preservation. Traffic congestion and other transportation and mobility network issues were also identified as concerns.



Legend

Building Typology

- Centre Core (High Rise) 12-18
- Centre (Mid Rise) 12
- Neighbourhood Apartment (Low Rise) 3-4
- Neighbourhood Townhomes (Low Rise) 3
- Village Core (Mid Rise) 5-11
- Connector Hub (Mid Rise) 6-8
- Connector (Mid Rise)
- Mixed Institutional
- Mixed Employment (Low/Mid Rise) 4-6
- Agricultural Commercial
- Neighbourhood Commercial

Boundary

- QMS Sub Area
- QMS Study Area

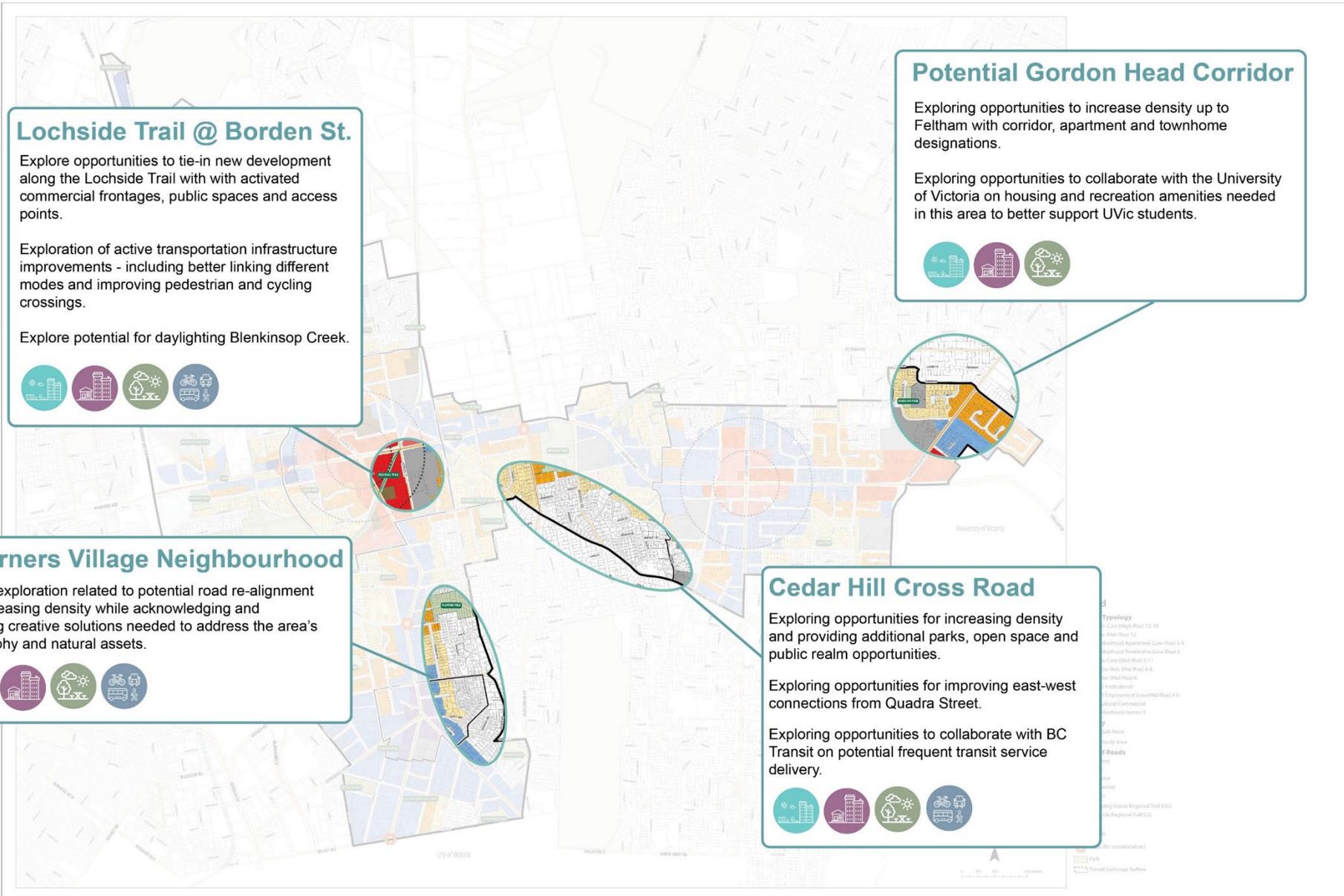
Trails and Roads

- Highway
- Major
- Collector
- Residential
- Alley
- Collapsing (Centre Regional Trail) (SS)
- Lochside Regional Trail (SS)

General

- Forest
- Water (for consideration)
- Park
- Terminal Exchange Buffer

What We Heard - Areas Needing Further Exploration



Lochside Trail @ Borden St.

Explore opportunities to tie-in new development along the Lochside Trail with with activated commercial frontages, public spaces and access points.

Exploration of active transportation infrastructure improvements - including better linking different modes and improving pedestrian and cycling crossings.

Explore potential for daylighting Blenkinsop Creek.

Potential Gordon Head Corridor

Exploring opportunities to increase density up to Feltham with corridor, apartment and townhome designations.

Exploring opportunities to collaborate with the University of Victoria on housing and recreation amenities needed in this area to better support UVic students.

4-Corners Village Neighbourhood

Further exploration related to potential road re-alignment and increasing density while acknowledging and exploring creative solutions needed to address the area's topography and natural assets.

Cedar Hill Cross Road

Exploring opportunities for increasing density and providing additional parks, open space and public realm opportunities.

Exploring opportunities for improving east-west connections from Quadra Street.

Exploring opportunities to collaborate with BC Transit on potential frequent transit service delivery.

- Typology
- Core High Road 12-18
 - Mid Road 12
 - Neighborhood Apartment Low Road 3-4
 - Neighborhood Residential Low Road 3
 - Core Mid Road 5-11
 - Core High Road 4-8
 - Core Mid Road 6
 - Neighborhood
 - Employment Low/Mid Road 4-8
 - Neighborhood Commercial
 - Neighborhood Medium 3
- Other Areas
- Study Area
 - Roads
 - City
 - Sea
 - Central
 - City of Victoria
 - Regional Trail 100
 - Regional Trail 102
- Other considerations
- Park
 - Transit Exchange Buffer



Workshop Structure

Discussion Topics



Topic 1: Quadra Corrido North



Topic 2: Hubs



Topic 3: Interface between developments, parks, open spaces and trails

Today's Workshop

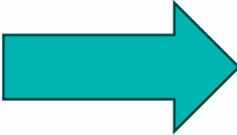


- Three topics
- Facilitated by staff
- Everyone will have a chance to discuss each of the three topics
- Each group will build on the last group's work

Today's Workshop



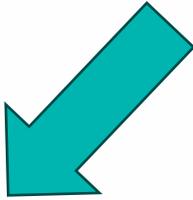
Mobility Network Structure



Corridor Designs



Key Intersection Concepts





Next Steps + Upcoming Engagement Opportunities

Coming Up



- **Online Feedback Opportunities** available at [Saanich.ca/QMS](https://saanich.ca/QMS)
- **Two Identical Online Wrap Up Workshops:**

Wednesday, February 7, 2024

- Option 1: 12:00 p.m. – 1:30 p.m.
 - Option 2: 6:30 p.m. – 8:00 p.m.
- [Saanich.ca/QMS](https://saanich.ca/QMS)