

NORTH QUADRA LOCAL AREA PLAN



THE CORPORATION OF THE
DISTRICT OF SAANICH
BRITISH COLUMBIA

NORTH QUADRA LOCAL AREA PLAN

Adopted June 2003

Adopted by Council Resolution on May 7, 2024

Prepared by the Planning Department
The Corporation of the District of Saanich

CONTENTS

1.0 INTRODUCTION	1
Background.....	1
Public Participation.....	1
Location and Characteristics.....	2
Community Organization.....	4
Social Profile.....	4
2.0 HISTORICAL CONTEXT AND RESOURCES	6
Policies.....	8
3.0 ENVIRONMENT	9
Policies.....	10
4.0 PARKS, OPEN SPACE AND TRAILS	13
The Lochside Regional Trail.....	13
Green/Blue Spaces Vision.....	14
Policies.....	17
5.0 HOUSING	18
Policies.....	21
6.0 TRANSPORTATION AND MOBILITY	23
Circulation Network.....	23
Neighbourhood Traffic Management.....	23
Truck Routes.....	23
Bicycle Traffic.....	25
Public Transit.....	25
Pedestrian Circulation.....	25
Policies.....	29
7.0 COMMUNITY AND CULTURAL SERVICES	30
Institutions.....	30
Social Services.....	32
Personal Safety and Emergency Preparedness.....	33
Arts and Culture.....	33
Policies.....	33
8.0 ECONOMIC DEVELOPMENT	34
Policies.....	34
9.0 PUBLIC WORKS AND DEVELOPMENT COST CHARGES	36
Development Cost Charge Areas.....	41
Policies.....	41
10.0 DEVELOPMENT PERMIT AREAS	42
Policies.....	42
11.0 STRUCTURE MAP	44
DEFINITIONS	44

MAPS

Map	1.1	Neighbourhood Context	3
	2.1	Historical Context	7
	3.1	Environmentally Significant Areas	10
	4.1	Parks and Open Space	15
	4.2	Trails System.....	16
	5.1	Housing	20
	6.1	Road Network.....	24
	6.2	Bicycle Network.....	26
	6.3	Public Transit.....	27
	6.4	Pedestrian Facilities	28
	7.1	Institutions	31
	8.1	Economic Development	35
	9.1	Water and Storm Drains	37
	9.2	Sewers	38
	9.3	Public Utilities	39
	9.4	Development Cost Charge Areas.....	40
	10.1	Development Permit Areas	43
	11.1	Structure Map.....	45

FIGURES

Figure 1.1	Population by Age	4
------------	-------------------------	---

TABLES

Table 1.1	Percent of Population by Age Group.....	4
1.2	Family Structure and Children, 1996.....	5
1.3	Private Household, 1996	5
1.4	Housing Tenure, 1996.....	5
1.5	Labour Force Characteristics, 1996	5
4.1	Park Summary.....	14
5.1	Housing Stock 1989 - 2001	18
5.2	Housing Stock by Period of Construction.....	18
5.3	Residential Development Potential	21
7.1	School District #61 Enrollment	30
7.2	School District #63 Enrollment	32

APPENDIX 1	Heritage Buildings and Structures	48
-------------------	---	----

APPENDIX 2	Significant Trees.....	48
-------------------	------------------------	----

1.0 INTRODUCTION

Background

The Saanich Official Community Plan comprises of the *General Plan, 1993*, twelve local area plans, action plans, and the *Development Permit Areas – Justification and Guidelines*. The General Plan provides a policy framework from an overall municipal perspective, while the local area plans and action plans provide more detailed policies at a neighbourhood level. The documents are reviewed periodically in order that they remain contemporary and relevant.

The local area plans set out comprehensive policies that help guide the future of individual communities. They supplement the General Plan by creating a local context and specific policies and guidelines to which Council can refer when making decisions on development proposals and capital works. The local area plan is also intended to provide residents, property owners, and others with an interest in the area, with a reasonable level of certainty about future use and development and the quality of life to be achieved. The local area plan also sets a context for considering development proposals, many of which may not have been anticipated when the plan was updated. Council may amend the local area plan, following a public hearing, in response to a specific development proposal.

The *North Quadra Local Area Plan* was adopted by Council in August, 1983. In March, 1994 Council endorsed a review of the Local Area Plan and directed Planning staff to address it in two phases starting with a special study of the Christmas Hill Slopes Area. In September, 1994, Council endorsed a cooperative process to develop a plan for the Christmas Hill Slopes involving an advisory committee of residents, major land owners, and interest groups. The committee developed a series of guiding principles which formed the basis for the Christmas Hill Slopes Plan. The *Christmas Hill Slopes Action Plan* was adopted by Council in June, 1995 and is printed under separate cover. A revised Local Area Plan was adopted by Council in June, 1996.

On November 20, 1995, Council endorsed a program to update all local area plans before 2001. A public participation process was approved that focused on tapping into the local knowledge and interests of residents through the local community associations. The program recognizes that, while most of the basic land use policies are generally relevant, changes are required to update statistics and maps and to acknowledge a new awareness of environmental and social issues. Should major complex issues arise through the review process, they will be identified in the local area plan and referred for more detailed consideration and recommendation through the action plan process or a special study.

Public Participation

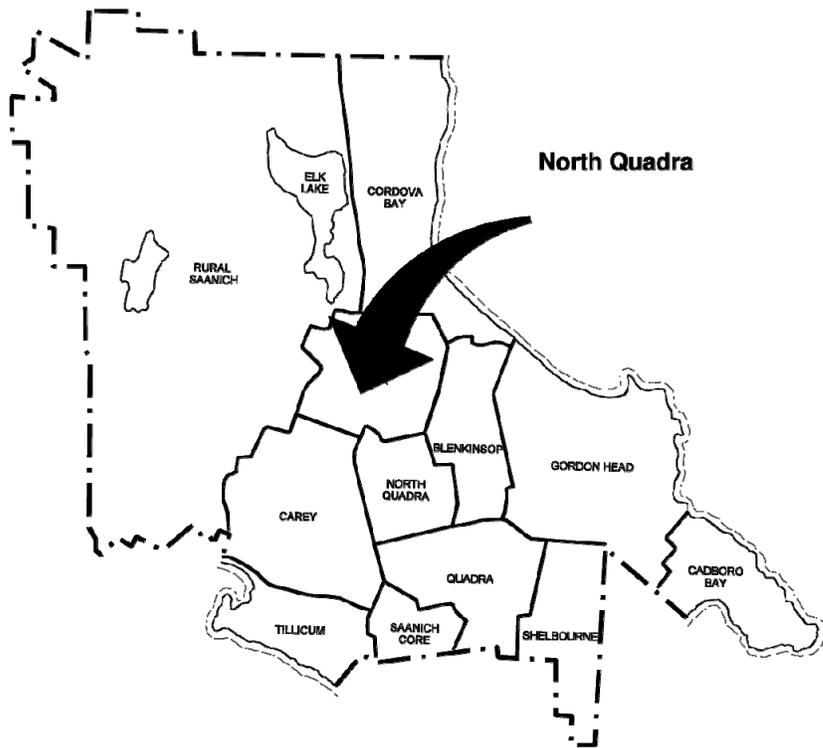
The local area plan review process endorsed by Council has been modified, as necessary, to reflect the needs of each local area. Based on discussions with the community association executive, an extensive public process was not considered to be necessary in North Quadra. The 1996 Local Area Plan remains contemporary and relevant and only minor updating is required, mostly to address mobility, environmental, and greenway issues. Rezoning applications, in recent years, for three major developments in the Christmas Hill area, provided an opportunity for extensive public participation and understanding of community issues and established the future land use and development form for the last major tracts of underdeveloped land. The executive of the North Quadra Land Use Protection Association,

which includes broad representation from throughout the local area, was the major contact for the review. In addition, other interested groups or agencies including Rogers School principal and Parents' Advisory Committee, Greater Victoria and Saanich School Districts, St. Andrew's and St. Margaret's Schools, Swan Lake Christmas Hill Nature Sanctuary, Provincial Capital Commission, Ministry of Transportation, BC Transit, and utility companies were provided an opportunity for input as part of the plan review process.

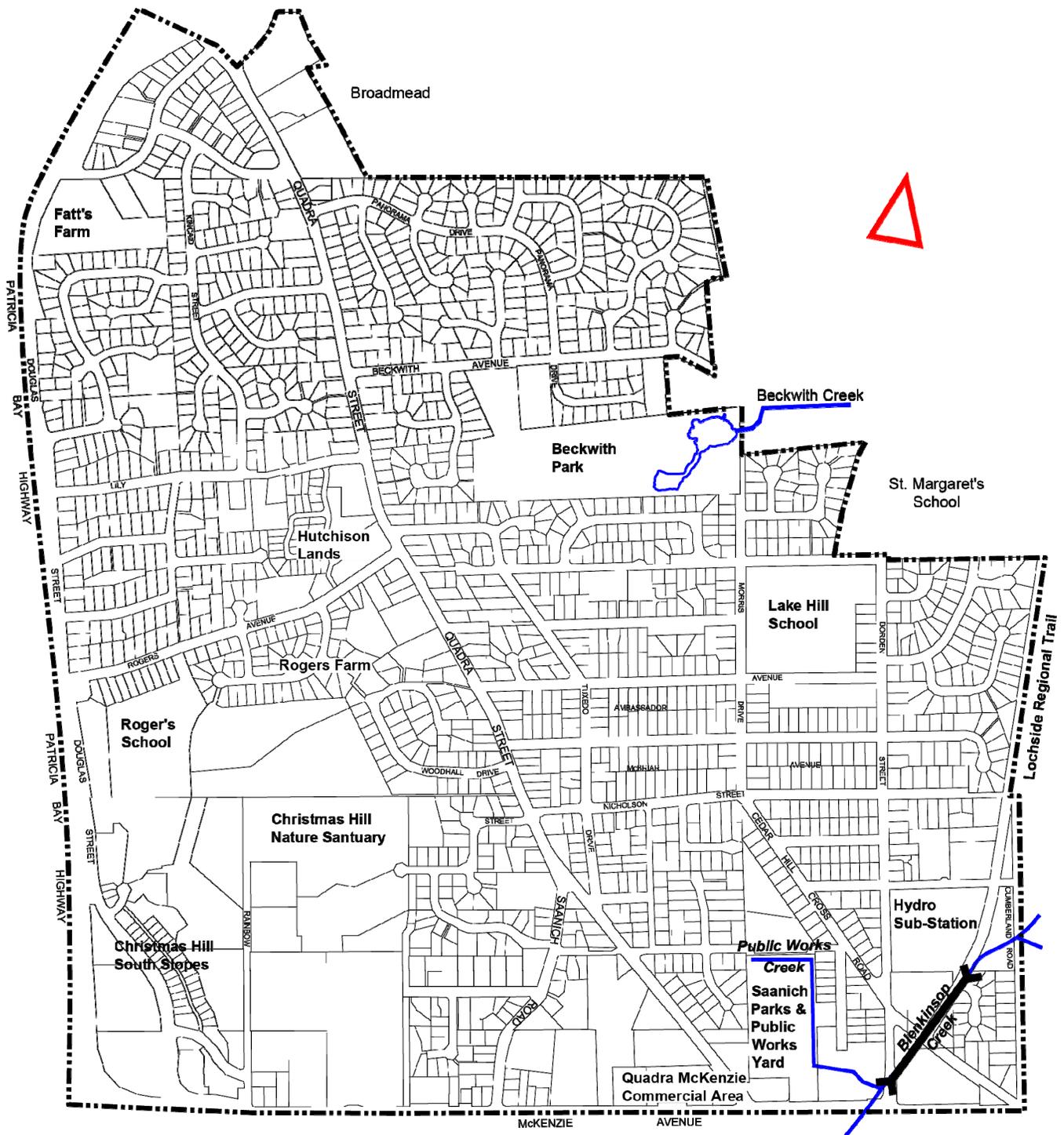
Location and Characteristics

The North Quadra Local Area is bounded by McKenzie Avenue on the south, Pat Bay Highway on the west, Broadmead residential area on the north, and Blenkinsop Valley on the east. Topography is relatively flat in the central area, but elevations decline toward Pat Bay Highway and Blenkinsop Valley. The most prominent feature is Christmas Hill in the southwest corner. This glacially scoured bedrock hill is noted for its varied flora, large Douglas fir stands, and Garry oak forest. The treed areas and rock outcrops throughout North Quadra are important to the overall character of the area.

The estimated population of North Quadra as of December, 2002 is 6,350 persons. Land use is predominantly single family dwellings except the triangle bounded by McKenzie Avenue, Saanich Road, and Quadra Street which is predominantly multi-family dwellings. A commercial centre concentrated around the McKenzie-Quadra Street intersection extends into North Quadra. The Municipal Parks and Public Works yard is located on the north side of McKenzie Avenue, adjacent to the commercial area. BC Hydro sub-station is adjacent to Lochside Drive, in the southeast corner.



Quadra Street, which bisects the area, carries heavy traffic volumes as does McKenzie Avenue on the south and Pat Bay Highway on the west.



MAP 1.1
NEIGHBOURHOOD CONTEXT

G:\Protoc_Adm\Local Area Plans\North Quadra\maps\Current Maps\North Quadra 1.1 Neighbourhood Context.doc
 Rev: 03/06/20

LEGEND

-  Local Area Boundary
-  Stream
-  Culverted Stream

Community Organization

In many areas of Saanich, residents have formed community associations. These groups or associations monitor proposed changes in zoning and land use, provide a liaison with Council and staff, and represent the neighbourhood interest on issues affecting the neighbourhood. The Saanich Community Associations Network (SCAN) is composed of representatives from 21 community organizations. North Quadra is represented by the North Quadra Land Use Protection Association. A link to this community association is available on the Saanich website at www.saanich.bc.ca/community.

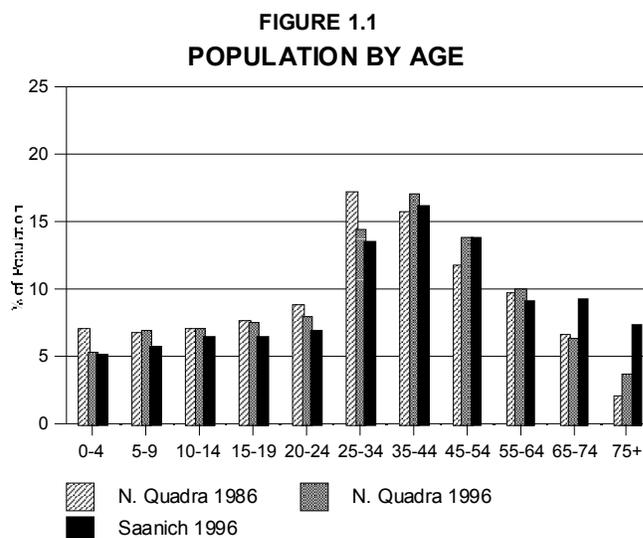
Social Profile

The following tables provide a social profile for North Quadra and a comparison with Saanich as a whole.

An analysis of the data indicates that North Quadra is a family oriented neighbourhood with fewer seniors, age 65 and over, than Saanich as a whole. The majority of residents are employed people who own their own homes.

	North Quadra	Saanich	
	1986	1996	1996
0-4	7.1	5.3	5.1
5-9	6.8	6.9	5.8
10-14	7.1	7.0	6.4
15-19	7.6	7.5	6.4
20-24	8.8	8.0	6.9
25-34	17.1	14.4	13.5
35-44	15.7	17.0	16.2
45-54	11.8	13.8	13.8
55-64	9.7	10.0	9.1
65-74	6.6	6.3	9.3
75+	2.1	3.7	7.4
Dominant age group	25-34	35-44	35-44

Source: Statistics Canada, 1986 & 1996 Municipal Profiles
Capital Regional District Regional Information Services,
CRD Demographic Atlas, 1994



**TABLE 1.2
Family Structure and Children, 1996**

	North Quadra	Saanich
Census families in private households	1740	28,725
Percent of census families with two parents (includes husband/wife & common law)	With children at home	50.3
	Without children at home	43.1
Percent of census families with lone parent	11.8	13.3
Average number of persons per census family	3.0	2.9
Average number of children per census family	1.1	1.0
Average family income (1995)	\$59,538	\$63,469
Median family income (1995)	\$51,745	\$56,259

Source: Statistics Canada, 1996 Municipal Profile

**TABLE 1.3
Private Households, 1996**

	North Quadra	Saanich
Private Households	2,360	39,695
Population in private households	6,200	100,240
Average number of persons	2.6	2.5
Average household income	\$54,878	\$65,080
Median household income	\$47,807	\$57,334

Source: Statistics Canada, 1996 Municipal Profile

**TABLE 1.4
Housing Tenure, 1996**

	North Quadra	Saanich
Owned	61.4%	72.9%
Rented	38.3%	27.1%

Source: Statistics Canada, 1986 & 1996 Municipal Profile

**TABLE 1.5
Labour Force Characteristics, 1996**

	North Quadra	Saanich
Participation	71.1%	65.0%
Male	75.9%	70.4%
Female	67.7%	60.1%

Source: Statistics Canada, 1996 Municipal Profile

2.0 HISTORICAL CONTEXT AND RESOURCES

The first recorded people living in the North Quadra area were the Kosapson Indian tribe. They were bought out by Sir James Douglas to accommodate Hudson's Bay Company settlers. Early settlers in the area included Alex Dallas, John and Henry Von Allman, and Kenneth McKenzie. The most notable is Kenneth McKenzie. McKenzie was an important person in Victoria in terms of agricultural affairs and he worked for the Puget Sound Agricultural Company at Craigflower. He was also in the baking business and contracted to supply ships based in Esquimalt Harbour. The farm at Craigflower was not large enough for both crop land and pasture so in 1855, he established a sheep station at Lake Hill. His house, located adjacent to Pat Bay Highway just north of McKenzie Avenue, was demolished in 1985.

Much of North Quadra was devoted to dairy farming. Early residents of the area were the Rogers family who had been supplying milk to Victoria residents since 1887. It first leased the Craigie Lea Farm on the Gorge Road. In 1903, George Roger's Sr. purchased the "Alderley Farm" from Caroline Corbin. It was earlier owned by the Von Allman family who purchased it in 1858 from the Hudson's Bay Company. He later changed the name to "Chester Lea". George Jr. took over the farm in 1925 and constructed the farmhouse on Rogers Avenue. The farm and dairy were locally renowned and supplied milk until 1958.

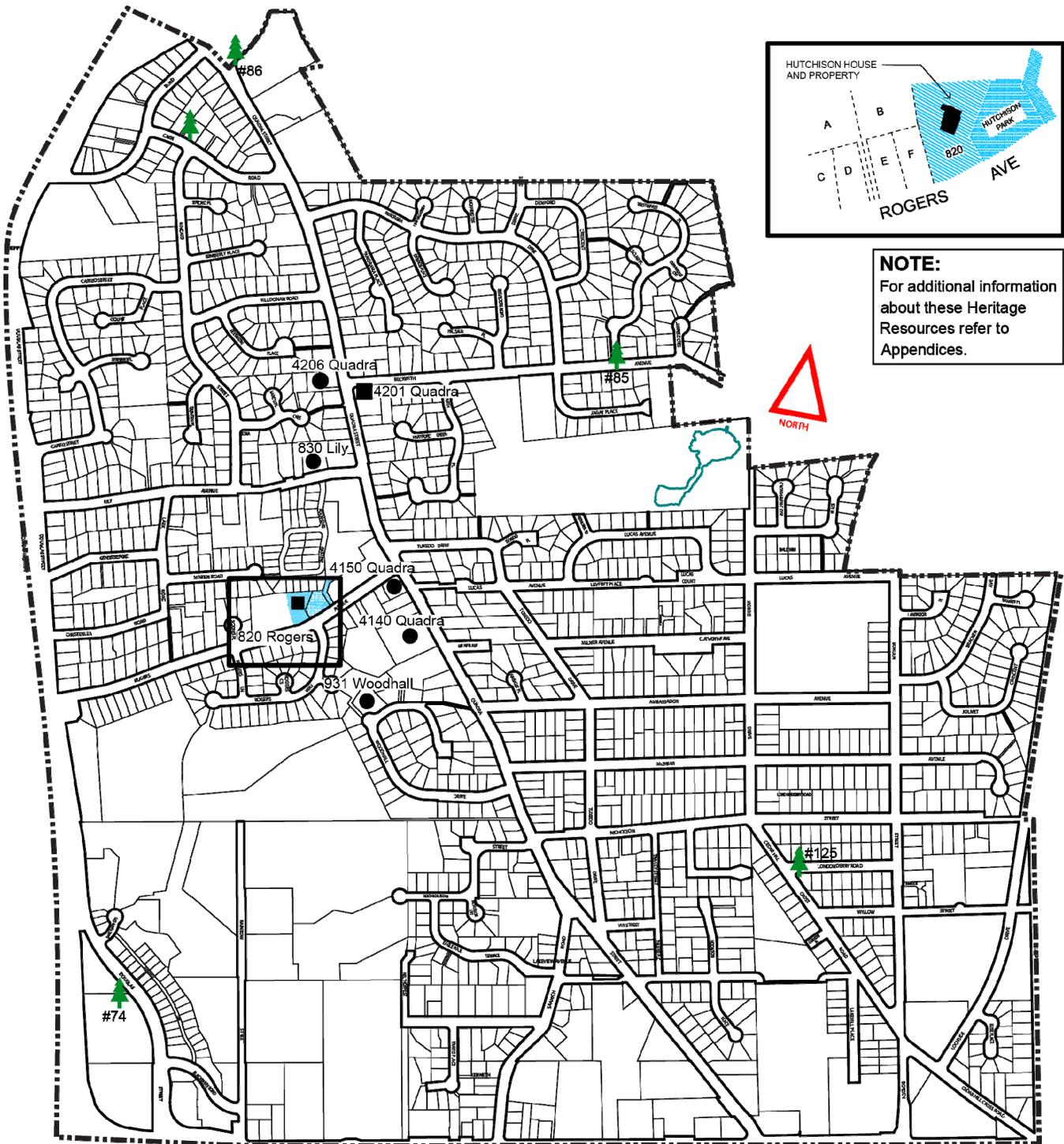
By 1958, Chester Lea Farm had dwindled from 100 ha (250 ac) to about 20 ha (50 ac). It was in that year that George Rogers sold 6.0 ha (15 ac) to Douglas Hawkes Enterprises for a subdivision. The street names are associated with the Rogers family, Chesterlea after the Farm; Genevieve after George Jr.'s wife; and Lily after his mother.

Another dairy farmer in the area was Josiah Bull. In 1907, he moved his dairy business from Claremont Avenue to Lakehill. His stone house still stands near the corner of Beckwith Avenue and Quadra Street and is a designated heritage structure.

Other noted families in the area included the Bridgman's and Hutchison's. Arthur Bridgman purchased property on Christmas Hill in the early 1900's. It was bequeathed to Montague Bridgman, owner of Bridgman Wedgewood China Shop who built a mock Tudor house on the property in 1937. The property was sold and the house demolished in 1988 when Christmas Hill Estates townhouses were constructed.

In the mid-1920's, Bruce Hutchison bought land between Rogers Avenue and Lily Avenue from George Rogers and constructed the house, considered by some residents and historians to be of national significance, at 820 Rogers Avenue. Hutchison was a noted Canadian journalist and Freeman of Saanich. In his book, "A Life in the Country", Mr. Hutchison described building his house, working in his garden, and living among the people of the area. The house is a designated heritage structure. The property was subdivided in 2001, leaving the dwelling on a 6890 m² parcel.

The most prominent topographic feature of North Quadra is Christmas Hill, also referred to as Lake Hill. Apparently, it was named by Joseph William McKay, factor of the Hudson's Bay Company, who discovered it on Christmas Day in the early 1840's.



LEGEND

- Inventoried Building
- Designated Building
- 🌲 Significant Tree

**MAP 2.1
HERITAGE RESOURCES**

G:\Protect_Adm\Local Area Plans\North Quadra\Maps\Current Maps\North Quadra 2.1 Heritage Resources.dwg
Rev: 26 Ju 2008

The first roads to service the area were Saanich Road and Cedar Hill Cross Road. Part of Saanich Road was later renamed Quadra Street. Early subdivision occurred during the land boom between 1910-1914, but the first major development occurred in the mid-1950's. In 1977, Council approved a plan to supply sewer service to North Quadra resulting in subdivisions throughout the area during the late 70's and early 80's. Construction of apartments in the Quadra-McKenzie area occurred in the late 70's. An early business in the area was Growers Wine Company. The company first located along Quadra Street in 1927.

Saanich Heritage Structures – An Inventory, adopted by Council as a Community Heritage Register, identifies seven buildings and structures of heritage significance within North Quadra (see Map 2.1 and Appendix I). As of December, 2002, two were designated as municipal heritage sites. Exterior changes to designated buildings and structures require a Heritage Alteration Permit issued by Council. All inventoried and designated heritage buildings and structures are monitored by the Heritage Advisory and Archival Committee to encourage that exterior changes, if requested, respect the heritage significance and character. The Significant Tree Committee has identified trees that are important to the community for their heritage or landmark value, or as wildlife habitat (see Map 2.1 and Appendix II).

POLICIES

- 2.1 Preserve the public visibility of inventoried and designated heritage resources within North Quadra.
- 2.2 Encourage design compatibility when considering rezoning, subdivision, and development permits in the vicinity of heritage resources.
- 2.3 Support the efforts of the Saanich Heritage Foundation, the Heritage Advisory and Archival Committee, and the Significant Tree Committee to preserve the heritage resources.
- 2.4 Seek funding from appropriate federal and provincial agencies and other sources for the acquisition of the former Hutchison dwelling at 820 Rogers Avenue as shown in Map 2.1 when and if it is offered for sale.

3.0 ENVIRONMENT

Protection of the natural environment is an important component of the *North Quadra Local Area Plan*. North Quadra has a number of natural features that are environmentally and ecologically significant, contribute to the character and aesthetics of the local area and municipality, provide pollution control, and provide valuable habitat for a wide variety of birds and other small animals. These features are indicated on Map 3.1. Of special note is Christmas Hill, which contains ecologically significant remnants of the critically imperilled native Garry oak ecosystem. In addition, the hill contains a nature sanctuary and provides an important open space and a regionally significant viewscape next to Highway 17, a major gateway to the city. The hill's special values are recognized in the *Christmas Hill Slopes Action Area Plan 1995*.

Other natural features include Blenkinsop and Beckwith Creeks and their tributaries, and pockets of native vegetation including Garry oak, Douglas fir and arbutus. Blenkinsop and Beckwith Creeks drain via Swan Lake and Swan Creek to the Colquitz River and its tributaries are vital fish habitat for a number of species including coho salmon and cutthroat trout. For this, and other reasons, it is important to rehabilitate the creeks and their tributaries through initiatives such as day-lighting and restoration of riparian zones.

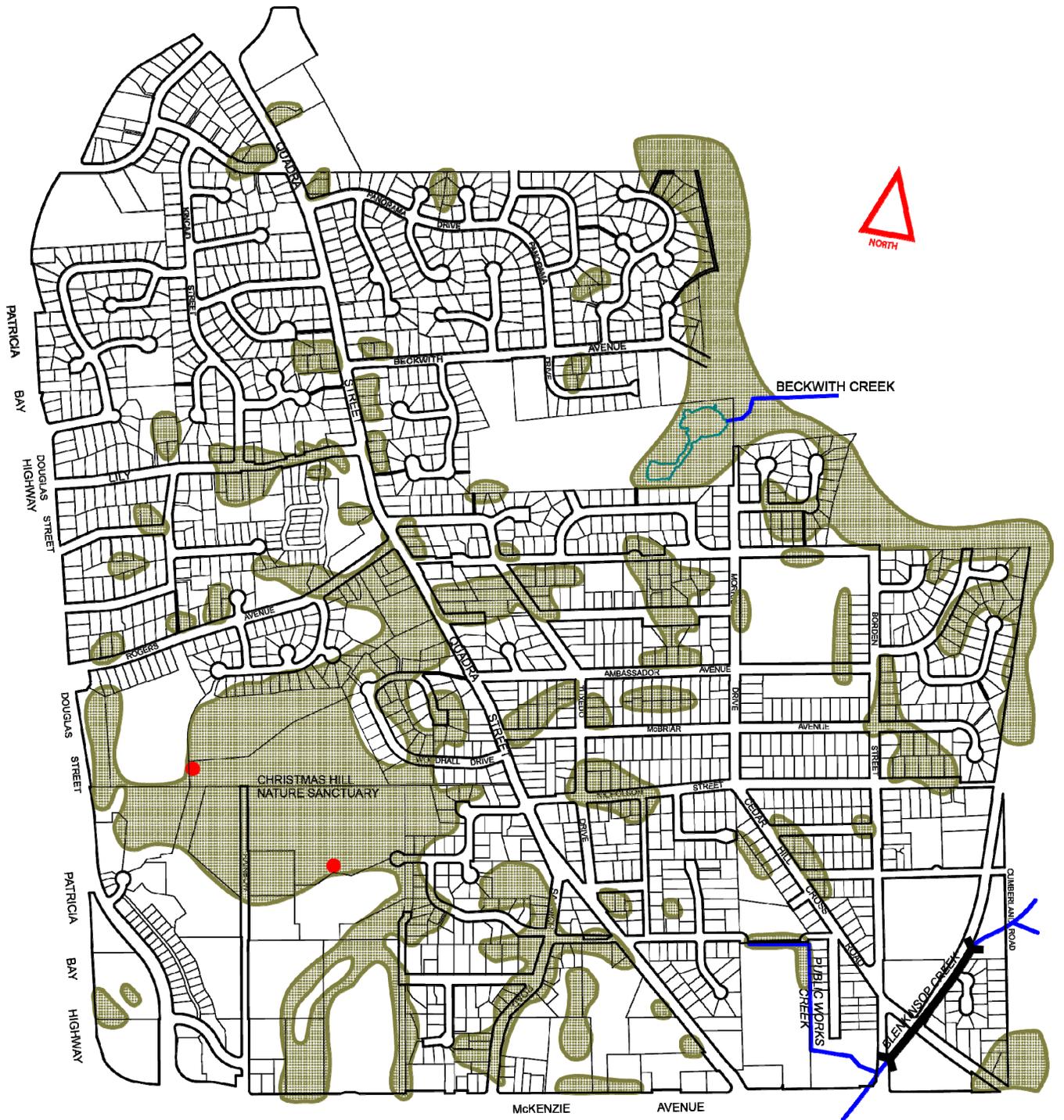
Garry Oak Facts

- Garry oak ecosystems, including woodlands, meadows, and rocky outcrops are only found in Canada on southeastern Vancouver Island, the Gulf Islands, and two small locations in the Fraser Valley.
- The Garry oak ecosystem is one of the three most endangered ecosystems in Canada with less than 1% remaining in natural condition.
- Garry oak ecosystems support over 100 rare and endangered plants and animals within Canada.
- Prior to the impacts of urban development the Greater Victoria area contained the largest continuous occurrence of Garry oak woodlands. Of the 1% remaining natural area (in Canada). 20% of this is likely to be lost in the decade, mostly due to urban development. It is important that as much as possible be protected and restored.

Riparian Areas are located beside creeks, lakes, and wetlands. They are distinguished by their vegetation which reflects soil moisture, slope, microclimate and other factors. They are a transition area between the watercourse and the upland and have a direct influence on the health of the aquatic environment. Riparian areas are noted for their high biodiversity – the variety and combinations of plants and animals considered highly vulnerable to alteration.

In addition, the issue of stormwater quality and quantity discharging into natural streams is important. Water running off properties and streets into receiving streams via the storm drains contains pollutants such as oil, gas, lead, heavy metals, and pesticides. Water quality in streams is also negatively affected by excessive amounts of nutrients (nitrogen and phosphorus) from fertilizers, composting grass and leaves deposited along the banks, and animal feces. Excessive flows during storms can result in scouring of the streambed and erosion of the banks.

The *Watercourse Bylaw* restricts fouling, obstructing, or impeding the flow in watercourses in order to maintain the quality of water and the rate of flow. This bylaw requires that in-line oil and grease interceptors must be installed where a paved or impervious parking lot is constructed in any development except single family dwellings and two-family dwellings. The purpose is to intercept the stormwater runoff from the parking lot before it reaches the municipal drainage system. The owners of the land are required to repair and maintain the device in good working condition. In addition, the Engineering Servicing Specifications of the Subdivision Bylaw impose



**MAP 3.1
ENVIRONMENTALLY SIGNIFICANT AREAS**

© Protected Area Local Area Plans New 11 Quadra Maps Current Maps North Quadra 3.1 Environmentally Significant Areas
Rev: 03/03/27

LEGEND

-  Pond
-  Stream
-  Culverted Stream
-  Significantly Treed Area
(From 1997 Air Photos And Esa Inventory)
-  Conservation Data Centre
-  Rare Plant Site

strict requirements to regulate stormwater runoff from new development. Salmon bearing streams are also provided some protection under the *Federal Fisheries Act* and the *Provincial Water Act*. The *Local Government Act* provides Council the authority to establish a Development Permit Area for the protection of natural watercourses and fisheries by controlling erosion, and protecting banks and streamside vegetation (riparian zone). Separate from the local area plan review, consideration is being given to establishing a municipal-wide development permit area for these features along with revisions to the *Watercourse Bylaw*. In 2000, Council amended all development permit areas to include new guidelines to address riparian areas and impervious cover for new development. In addition, ongoing education by all levels of government is required to help residents understand that their actions can directly affect the health of the creeks and thereby, the fish. The Municipality has also made a significant investment in creek restoration as part of the Blenkinsop/Swan Creeks Restoration Plan. Additional restoration work is planned for Blenkinsop Creek in the Cumberland Road area.

The overall character of North Quadra, particularly around Christmas Hill, and the quality of the streetscapes is influenced by areas of native vegetation and the stands of mature trees, in particular, the Garry oaks. Trees, other natural vegetation, and rocky outcrops located in private yards, parks, and road rights-of-way link major natural areas, and provide valuable habitat and movement corridors for a variety of birds and other small animals. These green nodes and linkages are important to maintaining a healthy and liveable neighbourhood and are critical elements of a municipal green/blue spaces system.

Wildlife corridors are safe avenues between better quality habitat along which animals can travel, plants can propagate, and genetic interchange can occur.

The Municipality has made a significant investment in the Swan Lake Christmas Hill Nature Sanctuary and the Swan Creek/Colquitz River linear park to protect the natural environment and to provide a municipal and regional amenity. Development at the periphery of the Nature Sanctuary should respect this public investment by preserving significant trees and native vegetation, and incorporating public linkages and sensitive design. Protecting the storage capacity and water quality of the Colquitz River drainage system must be an important consideration influencing future servicing decisions.

POLICIES

- 3.1 Reinforce the positive contribution of the natural environment to the overall character of North Quadra by seeking to maintain natural features and rehabilitate damaged ecosystems.
- 3.2 Consider the protection and restoration of indigenous vegetation, wildlife habitat, and riparian environments within North Quadra to be of paramount importance when considering applications for change in land use.
- 3.3 Seek opportunities to preserve and restore ecosystems, which include indigenous trees, shrubs, plants, and rock outcrops within parks, boulevards, un-built road rights-of-way, and other public lands, as well as on private land.

- 3.4 Continue to work with property owners within significant treed areas to optimize tree retention and regeneration.
- 3.5 a) Actively pursue the restoration of Blenkinsop Creek and its tributaries.
- b) Consider rehabilitating the tributary of Blenkinsop Creek that flows through the municipal public works yard as part of any redevelopment proposal for the site.
- 3.6 Cooperate with the Garry Oak Meadow Preservation Society, the Garry Oak Ecosystem Recovery Team, and the Swan Lake Christmas Hill Nature Sanctuary Board to protect, sustain, and restore Garry oak meadows and ecosystems throughout the local area.
- 3.7 Ensure that new development adjacent to Christmas Hill is consistent with the *Christmas Hill Slopes Action Plan 1995* and respects the significant public investment in the Nature Sanctuary and the scenic access corridor.
- 3.8 Continue to implement the green/blue spaces vision and actions outlined in *Saanich Green/Blue Spaces: A Framework for Action, June 2000* as they relate to North Quadra.
- 3.9 Continue to work with the community and local schools to:
- reduce non-point pollution flowing into the streams and ocean;
 - increase understanding of the importance of streamside (riparian) vegetation;
 - encourage protection of important plant and animal communities.

4.0 PARKS, OPEN SPACE AND TRAILS

North Quadra is fortunate to include some significant parks and open space areas and enjoys proximity to major open space areas such as the Blenkinsop Valley. It is a goal of the local area plan to maintain, enhance and, where possible, expand upon existing parks and open spaces. For instance, opportunities to preserve additional Garry oak habitat remain on the slopes of Christmas Hill and on the recently developed Hutchison lands. In the case of the latter, four lots, heavily treed with Garry oak, have been reserved from subdivision before November, 2004. During this time, the four lots may be purchased for two thirds of market value. The Municipality will continue to work with the landowners and conservation agencies to acquire and preserve these valuable areas.

Establishing additional greenway trails to connect existing green spaces and provide linkages to the Galloping Goose and Lochside regional trails is a further goal of the plan. This includes a potential greenway from Lochside Trail near Saanich Municipal Hall, through North Quadra, and reconnecting with the trail near Blenkinsop Lake. This greenway, shown on Map 4.2, would link several neighbourhoods to the Lochside Trail and create a 10 kilometre loop. Consideration should also be given to securing un-built road rights-of-way as informal open spaces and trail linkages by petitioning the Province to raise title and zoning them to an appropriate park zone.

Presently, North Quadra contains 33.93 ha of parkland including Beckwith Park which is classified as a community park and Christmas Hill Nature Sanctuary which is classified as a municipal park. There are 10.60 ha of neighbourhood parkland including half of the elementary school sites which have a neighbourhood park function (refer to Section 11 for park definitions). The *Park Priority Study 1994* identifies a future addition to Christmas Hill Nature Sanctuary.

Saanich Parks and Public Works are responsible for park construction and maintenance. Construction and major improvements to parks are budgeted in the Five-Year Capital Improvement Program. Saanich Parks has plans to remove outdated playground equipment from Rogers Park. Construction of Bernard Park is one of several park projects being considered in the Five Year Capital Expenditure Program. Christmas Hill Nature Sanctuary is operated, managed, and maintained by the Nature Sanctuary Board based on an agreement between the Municipality and the Swan Lake Christmas Hill Nature Sanctuary Society. As a condition of the Land Management Agreement, the Board annually submits a Master Plan for Council approval. Major works are undertaken by the Board as funds are available.

The Lochside Regional Trail

The Galloping Goose and Lochside Trails, established on an abandoned rail bed and trestles, stretch 100 kilometres from Leechtown to Swartz Bay and form part of the Trans Canada Trail which will traverse the country early in this millennium. The Galloping Goose Trail, dedicated in 1989, extends from the Switch Bridge near Town and Country Shopping Centre west into the Western Communities and south into the City of Victoria. The Lochside Trail, extends northeast out the Saanich Peninsula from the Galloping Goose. The Goose is managed by the Capital Regional District Parks.

**TABLE 4.1
Park Summary**

PARKS	AREA (ha)		FUNCTION
	Existing	Proposed	
Neighbourhood Parks			
Ambassador	1.42	-	Structured Athletic, Unstructured Recreational
Bernard	1.14	-	Unstructured Recreational
Unnamed Christmas Hill	3.30	-	Natural
Hutchison	0.85	-	Natural, Unstructured Recreational
McBriar	0.17	-	Natural
Rogers	0.26	-	Unstructured Recreational
Valewood *	0.10	-	Natural
Unnamed Rainbow Street	0.10	-	Natural
Unnamed Roger's Court	0.10	-	Natural
½ Lakehill Elementary	2.21	-	Structured Athletic, Unstructured Recreational
½ Rogers Elementary	1.67	-	Structured Athletic, Unstructured Recreational
Community Parks			
Beckwith	9.00	-	Natural, Structured Athletic, Unstructured Recreational
Municipal Parks			
Christmas Hill Nature Sanctuary	13.61	0.86	Nature Sanctuary
Total Park	33.93	0.86	

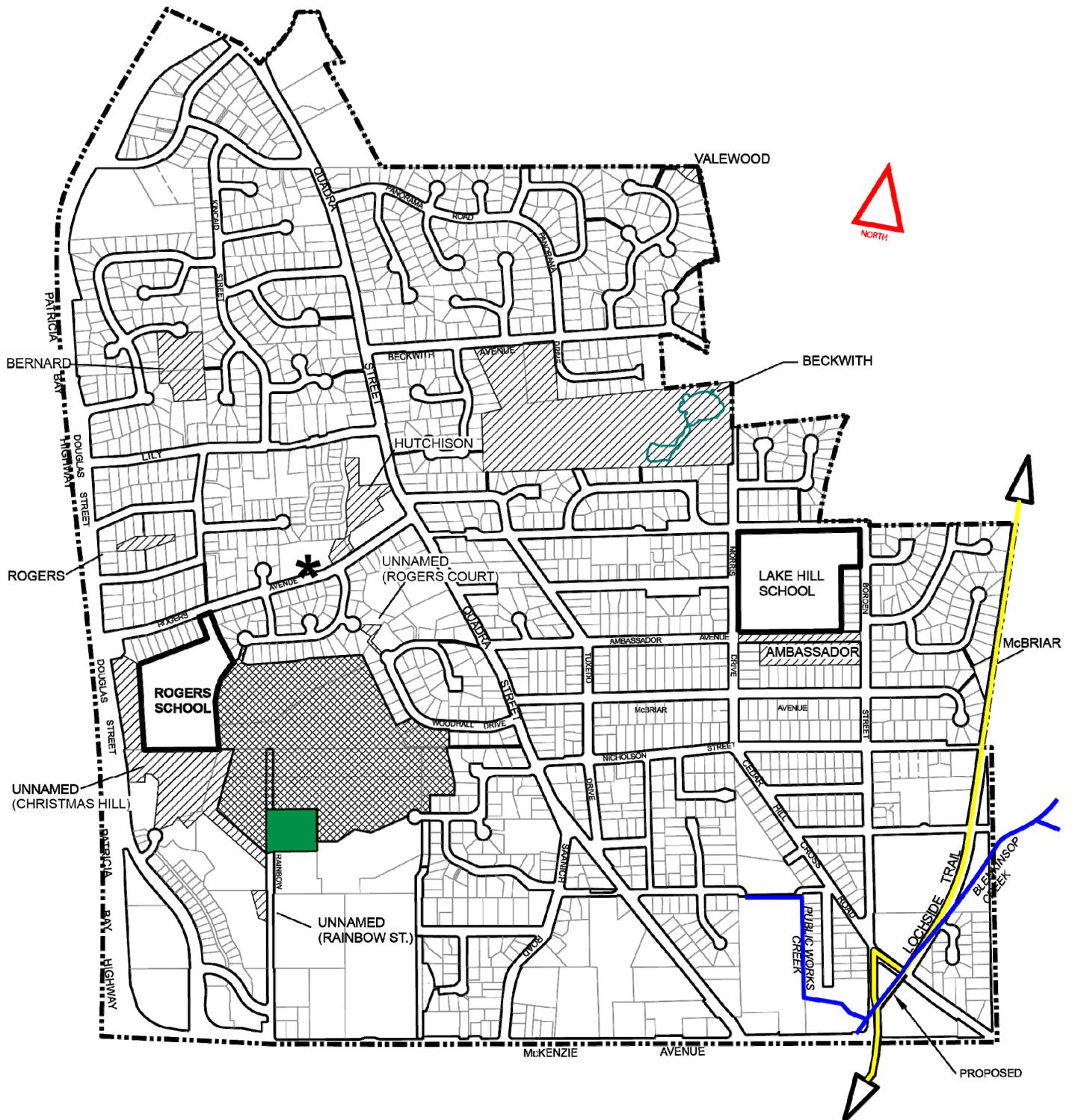
* Includes only that part of the park within North Quadra

From the Galloping Goose, the Lochside Trail through Saanich is jointly managed by CRD Parks and Saanich. The trails offer an alternative transportation choice and safe recreation opportunities. There are over 1,000 daily trips made on the Lochside Trail. As many as 2,000 commuter trips are made on the Galloping Goose. CRD Parks and the Municipality are continuing to develop and enhance the regional trail network. Additional rest areas, tree planting, and community art on public and private lands could further enhance the trail experience. Some trail users have identified a need for better access and more parking. The *Quadra McKenzie Ideas Plan (1998)* presents a vision for the trail as the focus for a local greenway, pedestrian, and cycling network connecting the various land use and transportation elements.

Green/Blue Spaces Vision

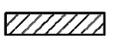
In October, 2001 Council endorsed *Saanich Green/Blue Spaces – A Framework for Action*. This document builds on and complements the *Regional Green/Blue Spaces Strategy, 1997* prepared by CRD Parks and the Provincial Capital Commission. The concept is for a comprehensive network of green/blue space nodes and

Green/Blue Spaces are land and water areas of environmental, scenic, renewable resource, outdoor recreation, greenway and/or social value. Green/blue spaces could include developed, partly developed and undeveloped public and private spaces.



**MAP 4.1
PARKS AND OPEN SPACE**

Q:\Project_Admin\Local Area Plans\North Quadra\Map\Current Maps\North Quadra 4.1 Parks and Open Space.dwg
Rev: 03/03/14

- LEGEND**
-  Park
 -  Nature Sanctuary
 -  Proposed Nature Sanctuary
 -  Regional Trail
 -  Public School
 -  Possible Future Acquisition (See Policy 4.6)

linkages. The nodes will comprise both public and private lands with high recreation, conservation, and/or natural resource value and could include rural and watershed lands, major municipal and regional parks, key institutional lands, lands within the Agricultural Land Reserve, and significant vegetation areas. The linkages will provide conservation and/or recreation corridors to preserve habitat and allow for movement of people and wildlife between the nodes. They could include river or stream corridors, linear parks, marine coastal areas, habitat corridors, boulevard streets and green streets, hiking, cycling, and equestrian trails and/or arterial highway corridors.

Greenways are an important component of the green/blue spaces network. The Victoria Natural History Society, as part of a Greenways Inventory Project, has identified existing and potential greenways including lanes, footpaths, and un-built road rights-of-way. As the major east-west mobility corridor across the municipality, McKenzie Avenue should be considered as a potential boulevard street.

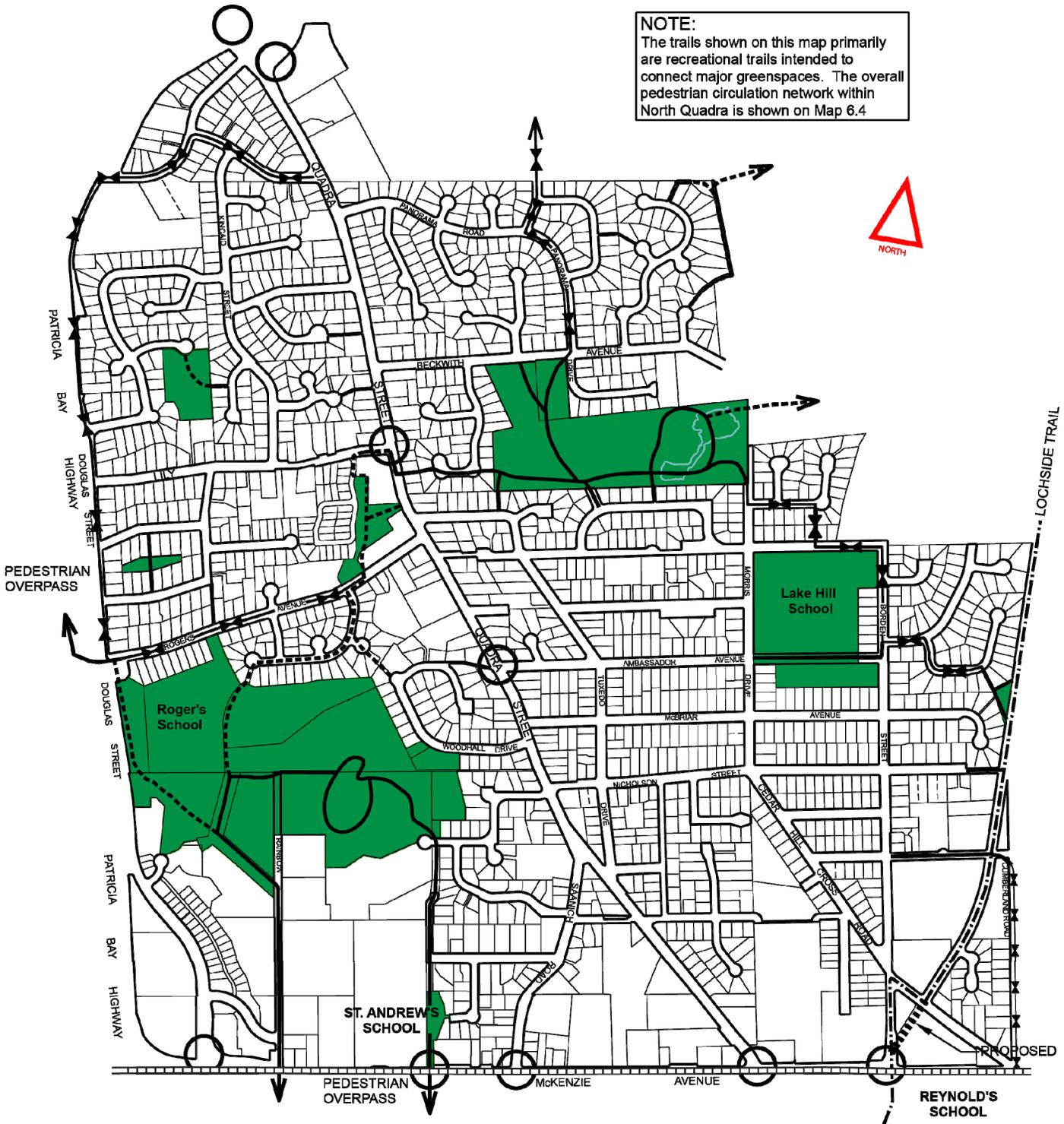
Greenways are corridors that form a network of linkages to major green/blue spaces within the municipality and to green/blue spaces in surrounding jurisdictions. They may include pedestrian, cycling, and equestrian trails, scenic roadways, green streets and boulevard streets, and habitat and wildlife corridors.

Map 4.2 identifies the trails system which will form part of a potential greenway network within North Quadra. The local greenways and green/blue spaces network will be expanded over time through detailed study and consultation at the neighbourhood level. In the interim, all potential green/blue space elements are considered to be important and care must be taken to ensure that they are not lost or damaged.

POLICIES

- 4.1 Acquire and reserve lands for neighbourhood and municipal parks, as shown on Map 4.1.
- 4.2 Petition the Province to raise title to undeveloped road rights-of-way and retain them to provide informal open spaces and trail linkages.
- 4.3 Continue to integrate local parks and trails with a municipal-wide greenways system and the regional trails network and coordinate a program to identify greenways, footpaths, and trail connectors with directional signs.
- 4.4 Continue to work with CRD Parks, Swan Lake Christmas Hill Nature Sanctuary, other agencies, and private land owners to further develop and enhance the regional trails network.
- 4.5 Seek opportunities to preserve and restore ecosystems, which include indigenous trees, shrubs, plants, and rock outcrops, and encourage the use of native plant materials within parks.
- 4.6 Continue to work with land owners and conservation agencies to acquire and preserve important Garry oak meadow habitat on the Hutchison lands and on the south slope of Christmas Hill.

NOTE:
 The trails shown on this map primarily are recreational trails intended to connect major greenspaces. The overall pedestrian circulation network within North Quadra is shown on Map 6.4



LEGEND

	Major Greenspace
	Lochside Regional Trail
	Existing Local Trail
	Proposed Trail
	On-road Trail Connector
	Potential Boulevard Street
	Signalized Road Crossing

**MAP 4.2
 TRAIL SYSTEM**

G:\Project_Adm\Local Area Plans\North Quadra\Map\Current Map\North Quadra 4.2 Trail System.dwg
 Rev: 03/09/20

5.0 HOUSING

Single family dwellings are the predominant housing type in North Quadra. Like any dynamic neighbourhood, land use cannot remain static; however, it must remain stable. While limited opportunity for infill development may exist, such development must be carried out so as to be compatible with the existing character, ambiance, and quality of life that residents enjoy. The *North Quadra Local Area Plan* aims at locating most new housing as close to services as possible with the goal of minimizing increased automobile use and resulting traffic congestion. This is consistent with the philosophies of the *Regional Growth Strategy* and the vision statement in the Official Community Plan which sees higher density housing centred around mixed use villages of diverse character and identity.

As of December, 2002 there were 2,495 dwelling units in North Quadra, 69% of which were single family or duplex. The former Roger's Farm on the north slope of Christmas Hill has been subdivided for single family dwelling lots. Mixed residential developments are being constructed on the south slopes of Christmas Hill and within the Hutchison lands north of Rogers Avenue, based on site-specific zoning. The major concentration of apartments is near the Quadra Street –McKenzie Avenue intersection.

TABLE 5.1
Housing Stock 1989 – 2002

	April, 1989		October, 1995		December, 2002		Net increase 1989-2002	
	Units	% of total	Units	% of total	Units	% of total	Units	% increase
Single & two-family *	1500	73.7	1580	69.4	1735	69.5	235	15.7
Multi-family	535	26.3	697	30.6	760	30.5	225	42.1
Total	2035		2277		2495		460	22.6

Source: Building Permit Statistics

* does not include illegal suites in single family dwellings

TABLE 5.2
Housing Stock by Period of Construction

	North Quadra	Saanich	CRD
Before 1946	5.9%	12%	15%
1946-1960	11.2%	20%	16%
1961-1970	17.2%	16%	16%
1971-1980	29.0%	22%	24%
1981-1990	31.1%	21%	18%
1991-June 1996	5.1%	9%	10%

Source: Statistics Canada, 1996 Municipal Profile

The Capital Region is continuing to grow and some of that growth will be directed to Saanich. The urban area is essentially built-out and strict adherence to the urban containment policy means that growth will be in the form of redevelopment of higher density housing forms within the urban area. Higher density, mixed use neighbourhoods are viewed by many as a foundation for a healthy and sustainable community.

Generally, in North Quadra, the minimum lot size permitted under the *Zoning Bylaw* is 665 m² in the north and 560 m² in the south. Several properties east of Rainbow Street remain in the A-1, Rural Zone (2.0 ha minimum lot size). They are designated in the *Christmas Hill Slopes Action Plan 1995* as being suitable for mixed residential use subject to rezoning. The Action Plan recognized the special environmental features of the hill and its slopes and sought to protect these amenities as follows:

- Preserve Garry oak ecosystem and maintain rocky outcrops and other environmentally significant features;
- recognize viewscape potential;
- consider buffers;
- preserve hilltops and high ground locations;
- preserve greenways;
- secure additional open space; and
- protect heritage resources and landscapes.

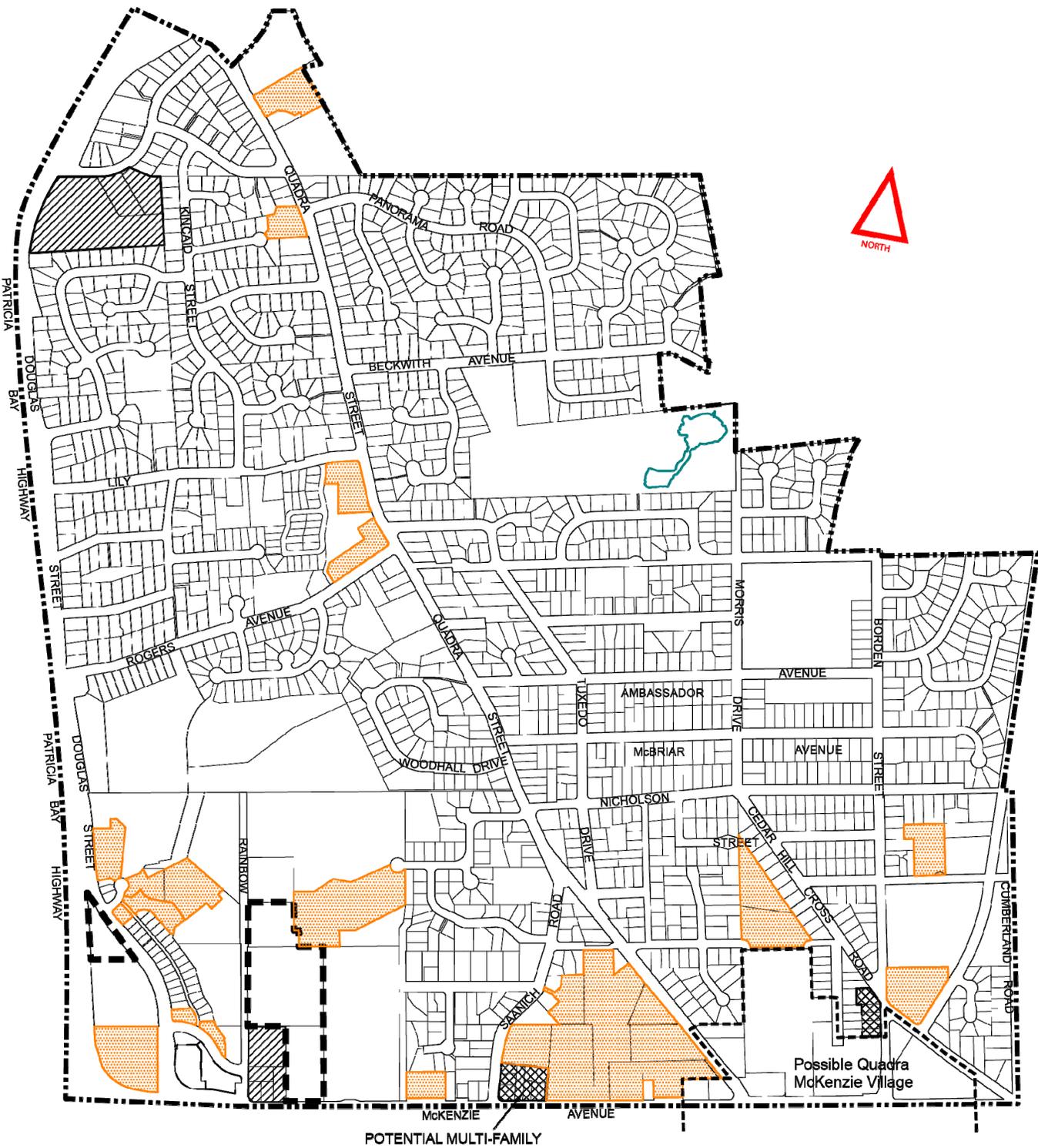
In order to accomplish these goals and allow for additional protection, the plan allowed for the clustering of higher density housing. This is reflected in language from the plan which reads:

“Potential densities for areas designated mixed residential use range from 12-18 units per gross hectare. The low end of the range reflects the surrounding context and the current permissible density under the Local Area Plan policies but assumes the provision and/or protection of more amenities than would be the case with traditional, single-zone, single family subdivision. The high end of the range enables density bonusing to occur, where appropriate, for the protection and/or provision of substantially more amenities.”

Adjacent to McKenzie Avenue developments will be considered that exceed 18 units per gross hectare only if they preserve Garry oaks and other important vegetation.

The 1996 Local Area Plan designates the Fatt’s farm on Dieppe Road for mixed residential use with a base density of 10 units per gross hectare. Density bonusing for mixed residential use to a maximum of 15 units per gross hectare can be considered where a development proposal provides substantial amenities.

Council’s vision for 2025, forms part of the Official Community Plan. The vision includes higher density housing centred around mixed use villages of diverse character and distinct identity. Quadra/McKenzie commercial area has some of the basic elements of an urban village. In 1998, a design charette was undertaken to develop a concept for a mixed use neighbourhood with a village centre character. The *Quadra McKenzie Ideas Plan 1998* illustrates the results of the charette. An Action Plan to be completed in 2003, will build on the Ideas Plan by providing a vision, implementation strategy, and new development permit guidelines to guide future change.



POTENTIAL MULTI-FAMILY

LEGEND

-  Existing Multi-family
-  Zoned Multi-family (Not Developed)
-  Potential Multi-family (Rezoning Required)
-  Potential Mixed Residential (Rezoning Required)
-  Possible Mixed Use Urban Village

**MAP 5.1
HOUSING**

G:\Project_Adm\Local Area Plans\North Quadra\Maps\Current Maps\North Quadra 5.1 Housing.s1
Rev: 06/08/29

Except for the Fatt's farm and the A-1 zoned properties east of Rainbow Street, there are few opportunities remaining for comprehensive development. There is very limited potential for infill subdivisions creating single family dwelling lots and for two-family dwellings based on the duplex policies of the *Saanich General Plan*. There is potential for mixed use development within the Quadra McKenzie commercial area. Maintaining neighbourhood character, protecting the natural environment, and minimizing traffic impacts must be a primary consideration when evaluating any application for change of use.

GENERAL PLAN POLICIES – TWO-FAMILY DWELLINGS	
6.5	Require that a two-family dwelling lot has: <ul style="list-style-type: none"> a) 1.3 times the minimum lot size of the largest adjacent single-family dwelling zone. b) a minimum lot width of 20 m (65 ft) or 1.3 times the minimum lot width of the largest adjacent single family zone, whichever is the greater, as measured at the front building line, and c) where a local area plan policy supports a zone with a minimum lot size that is smaller than the existing subdivision minimum, then the policy shall apply for the purpose of calculating the minimum area for a two-family dwelling lot.
6.6	Evaluate zoning applications for two-family dwellings on the basis of neighbourhood context and lot size, building scale and design, access and parking.

**TABLE 5.3
Residential Development Potential (# of units)**

	December, 2002	Build-out
Single & two-family **	1735	1931
Multi-family	760	1234 *
Total	2495	3165
Estimated population	6350	8230
* Does not include potential multi-family within the Quadra McKenzie Village area ** Does not include illegal suites in single family dwellings		

POLICIES

- 5.1 Protect and maintain the character of North Quadra by maintaining single family dwellings as the principal housing form outside of the Quadra McKenzie Development Permit Area.
- 5.2 Consider mixed residential development for the Christmas Hill Slopes based on the policies and development guidelines contained in the *Christmas Hill Slopes Action Plan 1995*.
- 5.3 a) Consider mixed residential use for the Fatt's farm on Dieppe Road at a base density of 10 units per gross hectare.

- b) Consider a density bonus for mixed residential use to a maximum of 15 units per gross hectare where a development proposal provides substantial amenities.
- 5.4 Outside of the Quadra McKenzie Development Permit Area, consider limited infill housing only if the scale and massing is appropriate, and having regard for the potential environmental, social, and traffic impacts.
- 5.5 Continue to develop an action plan to provide a vision, implementation strategy, and new development permit guidelines for a mixed-use urban village at Quadra/McKenzie in consultation with the community associations and other stakeholders.

6.0 TRANSPORTATION AND MOBILITY

Circulation Network

The overall street pattern in North Quadra is established and, except for minor extensions, it is constructed. Map 6.1 illustrates the existing network and hierarchy.

Pat Bay Highway, including the McKenzie Avenue-Pat Bay Highway and Quadra Street-Pat Bay Highway interchanges, is an arterial highway under the jurisdiction of the Ministry of Transportation. The street system is under the jurisdiction of the municipality. McKenzie Avenue is designated as a “boulevard street” with major greenway potential.

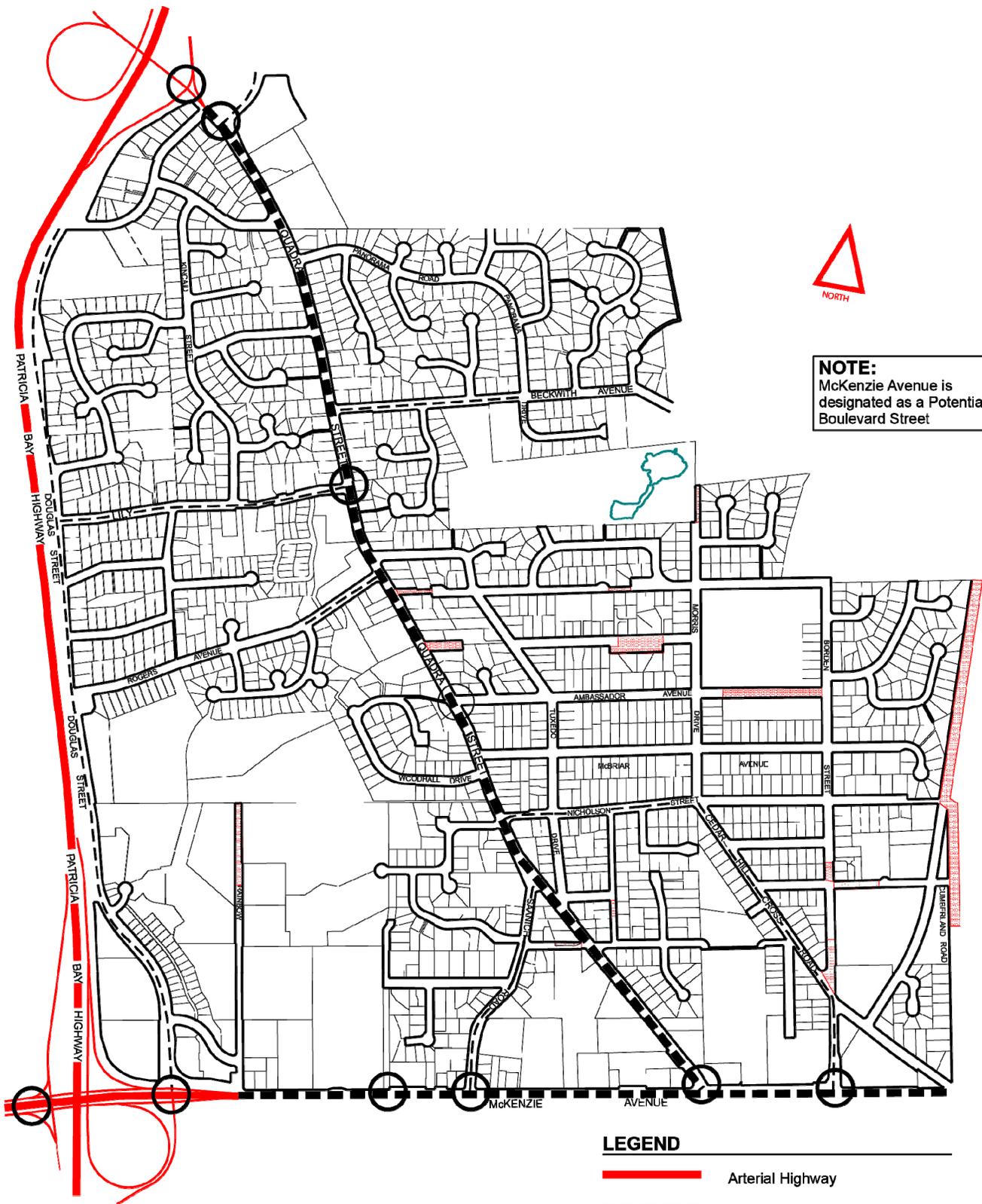
Quadra Street provides the major access to the area and is one of the busiest roads in the municipality, with daily traffic volumes of 25,000 vehicles. McKenzie Avenue carries 35,000 vehicles per day. Area residents are concerned about the speed and aggressiveness of traffic on these streets, with traffic on Quadra Street being a particular concern. Long stretches of Quadra Street provide little opportunity for pedestrians to cross safely and thus serve to divide the community, as well as to make the use of transit problematic. It is a goal of the North Quadra Local Area Plan to manage traffic on Quadra Street, make it more pedestrian friendly and provide better access to pedestrians who must cross the street. The Municipality is collecting money through a municipal-wide Development Cost Charge Bylaw to improve the Quadra-McKenzie intersection. No specific plans have been endorsed by Council.

Neighbourhood Traffic Management

Residents throughout North Quadra have expressed great concern about the impact of automobiles on residential streets. Residential streets influence the character of a neighbourhood, and have pedestrian and visual aspects, as well as providing for mobility. While they are intended to provide access to residential properties within the neighbourhood, problems arise when traffic, with origins and destinations outside the neighbourhood, uses the streets to avoid traffic signals or delays on major or collector roads. At present, residential streets are used by many drivers to avoid congestion at the Quadra McKenzie intersection. On some streets, this problem is complicated by considerable traffic generated by schools that are accessed primarily through residential streets. It is a goal of the North Quadra Local Area Plan to address these problems and calm traffic. Neighbourhood residents can identify local traffic concerns and request the Engineering Department to consider traffic control measures or to undertake a neighbourhood traffic management plan. Priorities are established on a municipal-wide basis.

Truck Routes

Neighbourhoods are concerned that commuter truck traffic using local and collector streets results in excessive noise and vibrations and unsafe walking/cycling conditions. The *Municipal Truck Route Bylaw* restricts heavy trucks to designated truck routes except when going directly to or from a truck route to conduct business within a neighbourhood. In North Quadra, only Quadra Street and McKenzie Avenue are designated truck routes.



**MAP 6.1
ROAD NETWORK**

G:\Protect_Adm\Local Area Plans\North Quadra\Maps\Current Maps\North Quadra 6.1 Road Network.ai
Rev: 03/06/20

Bicycle Traffic

Over the past five years, many cycling initiatives have been undertaken throughout the Capital Region, in response to a growing trend toward the use of bicycles for commuting and recreation. The initiatives include establishing over 180 km of bikeways in the Capital Region. Saanich supports and encourages the use of bicycles for recreation and for commuting as a healthy alternative to the automobile. It has established a Bicycle Advisory Committee and has implemented regulations for end-of-trip facilities for cyclists in new developments of a minimum size. The *Saanich General Plan 1993* designates all major roads and most collector streets as commuter bikeways, however, at present, many major roads do not provide adequately for cyclists. In North Quadra, bicycle lanes are currently in place on McKenzie Avenue west of Rainbow Street and on Douglas Street between McKenzie Avenue and Rogers Avenue. Council has endorsed a program to provide bike lanes on McKenzie Avenue between the Lochside Regional Trail and the University of Victoria. Bike lanes and other cycling improvements will be required as other major roads and collector streets are upgraded. The regional trail is designated as a recreational bikeway and the bikeway is constructed.

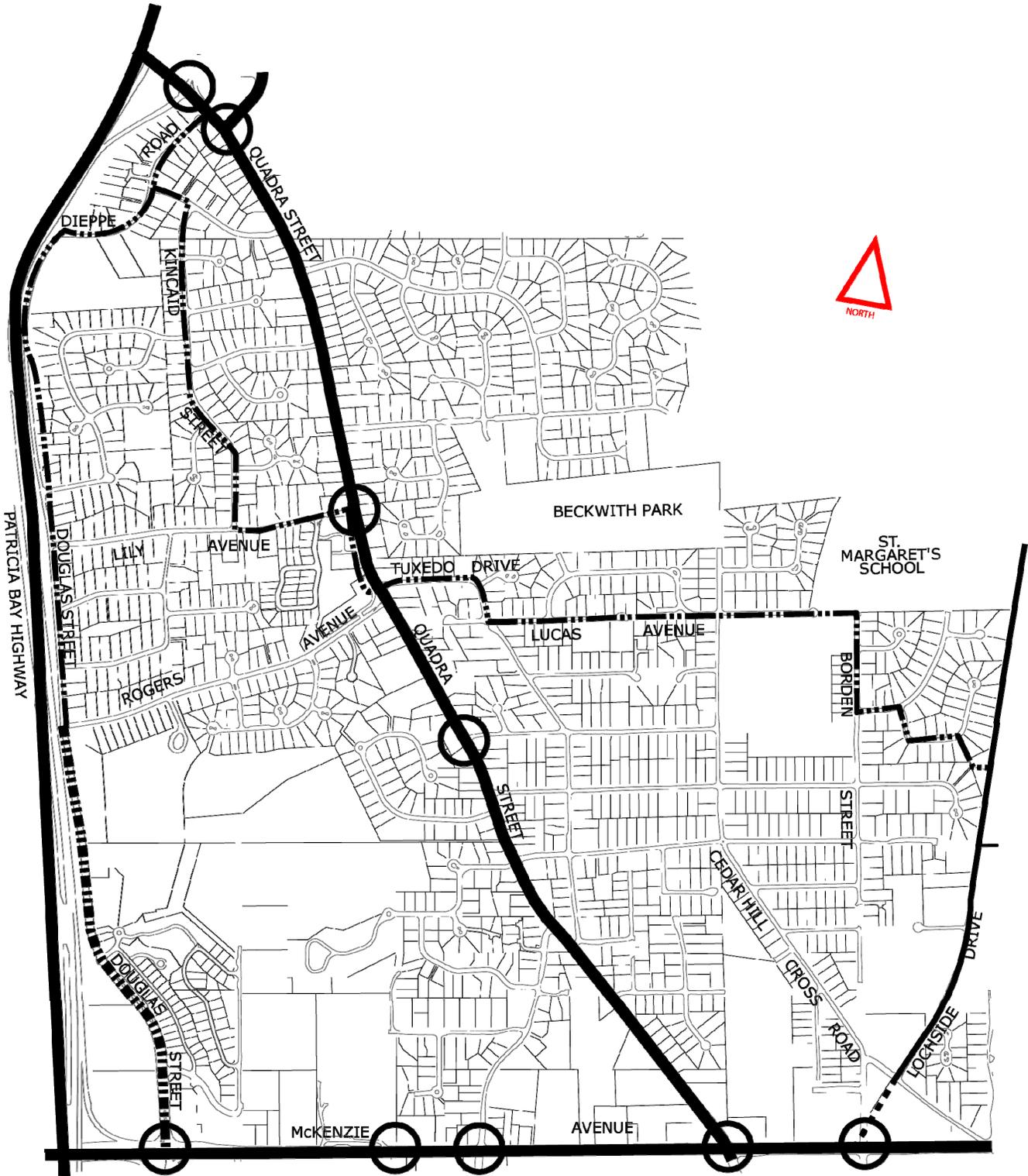
Public Transit

Bus service is available on Pat Bay Highway at the McKenzie interchange, on Quadra Street, and on McKenzie Avenue. Routes using McKenzie Avenue and Quadra Street, in particular, are important feeder routes to the University of Victoria. As with cycling, the use of transit will increase as residents understand the social and environmental benefits of reduced vehicular traffic. At present, however, use of public transit on routes using Quadra Street is adversely affected by the difficulty that prospective riders encounter in crossing the street. This problem can only be addressed through measures designed to manage aggressive traffic and to make the street more pedestrian and bicycle friendly, including safe pedestrian crossings. Routing changes and frequency improvements are implemented by BC Transit based on demand. BC Transit is considering possible route changes to service development on Christmas Hill Slopes. One alternative being considered is to reroute some of the #6 Quadra outbound trips via McKenzie Avenue, Douglas Street, and Lily Avenue. Residents have expressed concern that any changes should not diminish the level of service on Quadra Street.

Pedestrian Circulation

North Quadra residents have expressed considerable interest in improved pedestrian access to both major trail systems and to services located near the Quadra McKenzie intersection. Completion of the proposed major greenway trail through North Quadra to the Blenkinsop Valley would do much to link residents with the regional trail network. At present, both Quadra Street and McKenzie Avenue provide harsh and unattractive pedestrian environments and little incentive to travel to services on foot. If recent municipal and regional initiatives aimed at reduced automobile use through increased pedestrian travel are to be accomplished, this deficiency must be rectified.

Municipal engineering standards provide for the construction of sidewalks on both sides of major roads, on one side of collector streets, on streets designated as safe routes to school, and on street areas of predominantly multi-family housing. Council policy is that sidewalks on collector streets are to be separated from the roadway where possible. Sidewalks are usually constructed by the developer when redevelopment occurs or by the Municipality in conjunction with road upgrading projects.

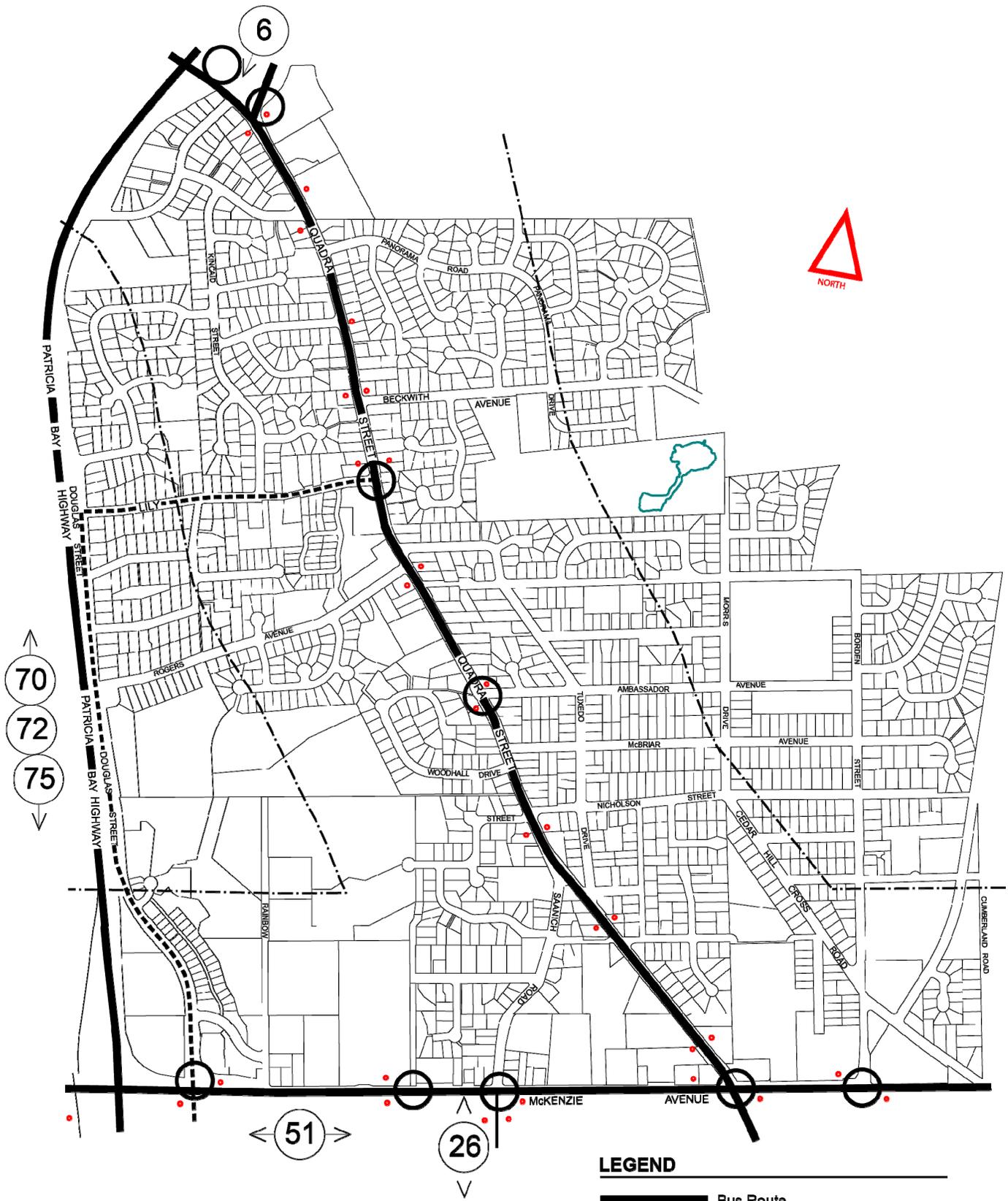


LEGEND

-  Traffic Signal
-  Developed Commuter Bikeway
-  Designated Commuter Bike Route
-  Local Bikeway Connector
-  Regional Trail (Developed)
-  Regional Trail (Proposed)

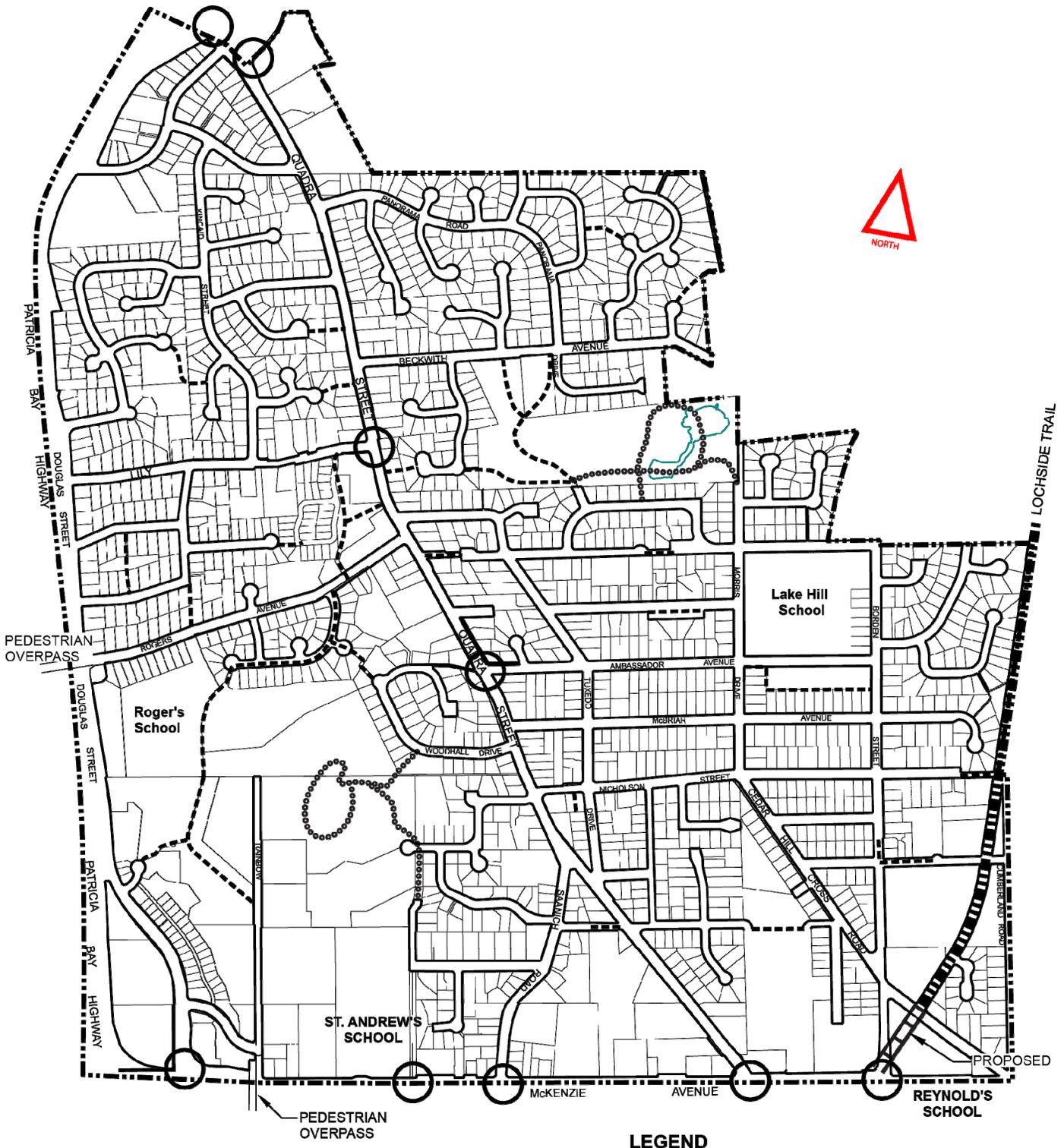
Map 6.2
BICYCLE NETWORK

G:\Protoc_Adm\Local Area Plans\North Quadra\Maps\Current: Maps\North Quadra 8.2 Bicycle Network.dwg
Rev: 00/06/20



MAP 6.3 PUBLIC TRANSIT

G:\Protect_Adm\Local Area Plans\North Quadra\Maps\Current Maps\North Quadra 6.3 Public Transit\AL Rev. 03/03/18



LEGEND

-  Sidewalk
-  Pedestrian Connector
-  Recreational Trail
-  Regional Trail (Existing)
-  Regional Trail (Proposed)
-  Traffic Signal

**MAP 6.4
PEDESTRIAN CIRCULATION**

GIS/Project_Adm/Local Area Plans/North Quadra/Maps/Current Maps/
North Quadra 1:4 Pedestrian Circulation.mxd
Rev. 03/03/21

The provision of safe walking places is an issue that is being addressed gradually through the Capital Works Program. The priority is safe routes to school. Based on the policy adopted by Council, new safe routes to school plans, or changes to existing plans, are to be initiated by the school principals and parents' groups. The plans are to be forwarded to the Engineering Department, where they will be assessed based on proposed facility warrants, capital budget priorities, the crosswalk "Hazard Rating System" evaluation, and possible impact on local residents. In North Quadra, safety problems exist in the area around the intersection of Lucas Avenue and Morris Drive, as well as in front of Lakehill School. Some residents have expressed concern that existing sidewalks and other safety provisions are not adequate to protect children from the large volume of traffic generated by St. Margaret's and Lakehill, the two schools in the area. A critical element of the *Christmas Hill Slopes Action Plan*, in terms of pedestrian circulation, is the provision for a safe route to Rogers School from the pedestrian overpass at McKenzie Avenue and Rainbow Street. The development concept for the southwest slope incorporates a pedestrian link to the school via Rainbow Street and through the parkland south of the school. Special attention to trail location and design through the park will be required to ensure student safety.

POLICIES

- 6.1 Adopt the road network as shown on Map 6.1.
- 6.2 Continue to improve pedestrian and bicycle connections to the existing trails network by acquiring rights-of-way for footpaths, sidewalks, and bikeways at the time of subdivision and require construction by the developer where applicable.
- 6.3 Seek opportunities to improve pedestrian and bicycle access to services in the Quadra McKenzie area including improving the look and feel of the pedestrian environment along Quadra Street, McKenzie Avenue, and at the Quadra McKenzie intersection.
- 6.4 Require either a 1.5 m bicycle lane or other cycling improvements when upgrading major roads and collector streets, and refer all such plans to the Bicycle Advisory Committee.
- 6.5 Continue to monitor traffic on Quadra Street and install appropriate traffic controls including safe pedestrian crossings where necessary when volumes warrant.
- 6.6 Establish municipal-wide priorities to undertake a neighbourhood traffic management study where traffic volumes, excessive speed, and/or short cutting traffic impacts on the safety, liveability, and character of the neighbourhood, when requested by the community, and having regard to other traffic issues within the Municipality.
- 6.7 Secure a continuous greenway/trail system linking the Blenkinsop Valley with Swan Lake at the time of subdivision.

7.0 COMMUNITY AND CULTURAL SERVICES

This section provides an overview of available services. It by no means covers the full range of facilities and services available to North Quadra residents.

Institutions

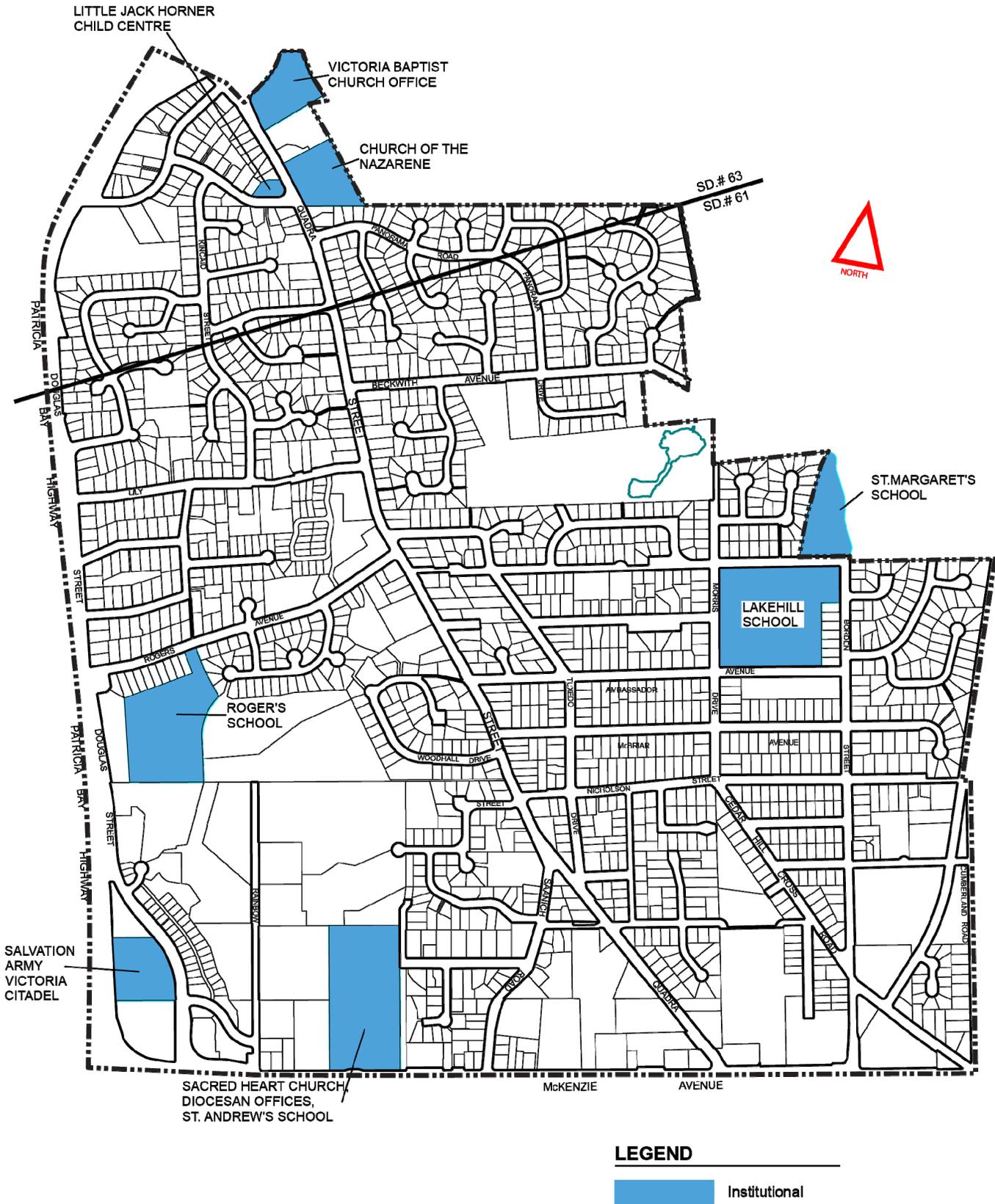
The term “institutional” generally refers to schools, churches, community residential facilities, daycare centres, and nursing homes. These uses are important to the social fabric of the community. Through a variety of programs they meet many of society’s needs: education, health, religion, and culture and, therefore, should be integrated within all local areas. Locational integration also offers the ability to bring the programs provided by the institutions closer to the people they serve. Institutional uses in North Quadra include three schools, four churches, and a childcare centre.

North Quadra is located within two school districts. Students in the north attend Lochside Elementary (K-Grade 5), Royal Oak Middle School (Grade 6-Grade 8), and Claremont Secondary (Grade 9-Grade 12) in Saanich School District #63, while students in the south attend Rogers Elementary or Lakehill Elementary (K-Grade 7), and Reynolds Secondary (Grade 8-Grade 12) in Greater Victoria School District #61. Rogers Elementary and Lakehill Elementary are located within North Quadra. St. Andrew’s Regional High School on McKenzie Avenue is a Catholic Independent School accommodating students in Grades 8 to 12. St. Margaret’s School, located on Lucas Avenue, just outside North Quadra, is an international, non-denominational school for girls in kindergarten through Grade 12. It has both day students and boarding.

In 2001, the Greater Victoria School District Board voted to alter existing grade configurations and implement a K-5 (elementary), Grade 6-8 (middle) and Grade 9-12 (secondary) grade configuration and to establish an “exemplary” middle school model. The re-configuration plans are to be implemented over a five-year period. Implementation of the Reynolds Secondary Family of Schools which includes Rogers and Lakehill Elementary, Cedar Hill Middle, and Reynolds Secondary is scheduled to occur in September, 2005.

TABLE 7.1
School District #61 Enrolment

	School Capacity	Actual Enrolment (September 2000)	Projected Enrolment (September 2006)
Lakehill	336	291	215
Rogers	380	347	199
Cedar Hill	550	668	673
Reynolds	750	1002	1174



MAP 7.1 INSTITUTIONS

G:\Protocal_Adm\Local Area Plans\North Quadra\Map\Current Maps\North Quadra 7.1 Institutions.at
Rev: 03/03/27

**TABLE 7.2
School District #63 Enrolment**

	School Capacity	Actual Enrolment (September 2000)	Projected Enrolment (September 2006)
Lochside	550	423	353
Royal Oak	600	690	558
Claremont	925	1071	999

Of the four zoned church sites in North Quadra, only three contain churches. The Victoria Baptist Church plans eventually to construct a church on its site at the corner of Quadra Street and Chatterton Way. The site presently accommodates the church office. Design and access will be important considerations for any new construction due to the location near a busy major road and adjacent to residential properties in Broadmead.

Social Services

A variety of services and facilities, mostly located outside the North Quadra Local Area, are available to residents. Saanich Recreation operates four community recreation centres offering primary health and recreation services, a variety of facilities, multi-use spaces, and programs catering to seniors, families, and youth. Aquatic facilities are available at Gordon Head Community Recreation Centre and Saanich Commonwealth Place. Pearkes Community Recreation Centre includes two arenas, indoor lawn bowling, and tennis courts and Cedar Hill Recreation Centre provides racquet sports facilities. Cedar Hill Golf Course is municipally owned and operated. Banquet and meeting facilities are available in the clubhouse.

The New Horizons Seniors Club operates from Cedar Hill Recreation Centre. Les Passmore Activity Centre, located in the Tillicum Local Area, is operated by the Silver Threads Service. Youth Activity Centres are located at Pearkes Community Recreation Centre and Gordon Head Community Recreation Centre. Saanich Neighbourhood Place and Queen Alexandra Centre for Children at Pearkes Centre provide a variety of family support services. In addition to the recreation centres, some programs are offered from municipal parks and schools. Saanich has joint access agreements with Greater Victoria School District #61 and Saanich School District #63, which provide for community access to school facilities.

The Job Search Centre associated with Spectrum Community School offers employment training programs for families and at-risk youth. The centre offers high school completion and job training through the youth internship program for those aged 16-21. Youth and family counselling for those children aged 8-12 is delivered at neighbourhood elementary schools. None of these services are specific to residents of North Quadra.

Personal Safety and Emergency Preparedness

The Saanich Police Department provides investigative, preventative, and community policing programs to protect and serve the residents of Saanich. Crime prevention through the Block Watch program includes safety audits, safety checks, and public meetings. Through the schools' program, students have access to police liaison officers and there is also a program to establish "police posts", or mobile temporary police stations at malls and community recreation facilities like Pearkes Community Recreation Centre.

The Saanich Emergency Program is coordinated by Saanich Fire Department. The recreation centres are designated primary reception centres following a major disaster.

Arts and Culture

The *Saanich General Plan 1993* recognizes the contribution of the arts to the cultural identity and social well-being of the community. It encourages support for acquisition and display of art in public buildings and outdoor spaces. The Saanich Recreation Centres and schools offer a variety of arts programs and facilities. The Saanich Arts Advisory Committee proposes that public art should be encouraged along the regional trail to enhance the trail and provide a venue for local artists.

POLICIES

- 7.1 Consider a rezoning application for an institutional use on its merits, giving special consideration to access, traffic generation, noise, scale, parking, municipal services, and impact on adjoining residential properties.
- 7.2 Continue to work with local schools, parent advisory groups, community associations, established agencies, and local residents, including youth, to determine community service needs and implement needed programs.
- 7.3 Encourage and assist community associations and groups to implement neighbourhood programs such as the Block Watch program.
- 7.4 Continue to work with School District #63 and School District #61, to improve community access to school facilities.
- 7.5 Continue to work with elementary school principals and parents' groups to provide and maintain safe walking routes to schools.
- 7.6 Consider opportunities for art to enhance public and private spaces through the Quadra McKenzie Action Plan and the rezoning and development process.
- 7.7 Encourage the placement of public art adjacent to the Lochside regional trail.

8.0 ECONOMIC DEVELOPMENT

Commercial uses in North Quadra are mostly located near the Quadra McKenzie intersection. Neighbourhood commercial uses are located on the east side of Quadra Street at Nicholson Street. There is potential for offices on Douglas Street north of the Salvation Army Church and for offices, or retail commercial, on Blackberry Road at Douglas Street under current zoning. Home-based businesses, including bed and breakfast use, are permitted subject to the home occupation provisions of the *Zoning Bylaw*.

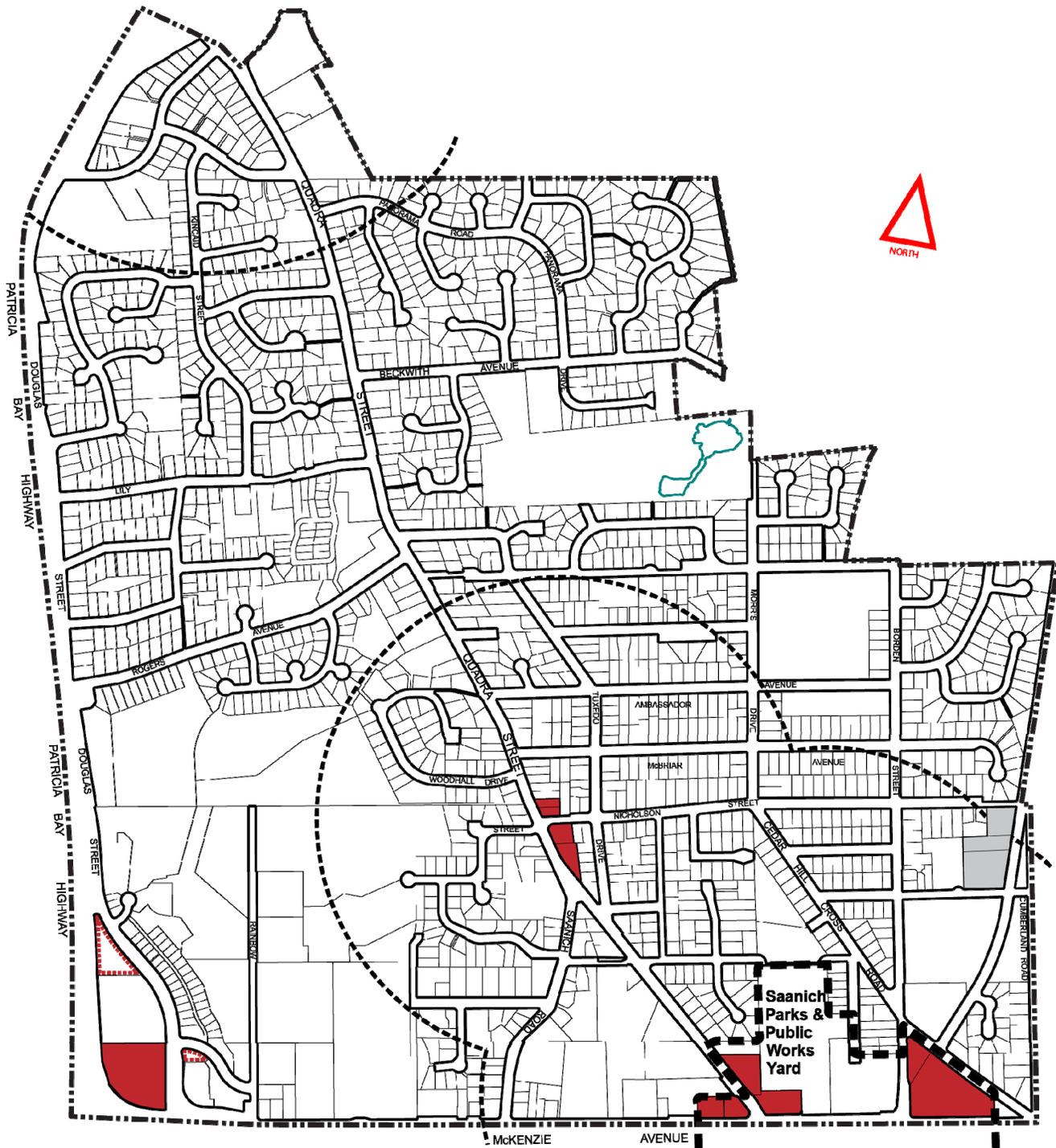
Fatt's Farm on Dieppe Road is an industrial farm that has operated for many years. It is anticipated that eventually this site will be redeveloped for residential use. The 1996 Local Area Plan designates it for mixed residential use, subject to rezoning.

Mann Excavating Ltd. has an industrial site on Lochside Drive. Despite efforts by the operators to address residents' concerns truck traffic along Lochside Drive, which forms part of the regional trail, continues to be an issue.

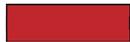
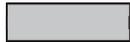
While support for new commercial sites in North Quadra is unlikely, there is potential for redevelopment within the Quadra McKenzie Development Permit Area to enhance the area as a mixed use urban village. In 2001, a community planning process was initiated to develop an Action Plan for Quadra McKenzie. The *Quadra McKenzie Action Plan Report (2002)* submitted by the consultants, establishes a vision and guidelines for redevelopment within the Quadra McKenzie area including the Municipal Parks and Public Works Yard. The Action Plan report was received by Council to be used as additional input into an on-going Action Plan process. Further work is required to clarify a vision, consider the impact of redevelopment on the broader community, develop recommended actions and guidelines for inclusion as part of the Official Community Plan, and establish an implementation strategy that is consistent with the Municipality's Financial Plan.

POLICIES

- 8.1 Limit commercial development to areas indicated for commercial use on Map 8.1.
- 8.2 Do not support rezoning to permit more intensive industrial uses.
- 8.3 Support, in principle, mixed commercial/residential use within the Quadra McKenzie area consistent with the urban village vision and development guidelines to be developed through the *Quadra McKenzie Action Plan*.



LEGEND

-  Commercial
-  Industrial
-  Potential Commercial
-  Possible Mixed Use Urban Village
-  Area Within 400m Of Existing Commercial

**MAP 8.1
ECONOMIC DEVELOPMENT**

G:\Protect_Adm\Local Area Plans\North Quadra\Maps\Current Maps\
North Quadra 8.1 Economic Development.al
Rev: 03/06/20

9.0 PUBLIC WORKS AND DEVELOPMENT COST CHARGES

The Engineering Department is responsible for providing and replacing infrastructure and budgeting for utility and mobility improvements throughout Saanich. The Parks and Public Works Department is responsible for planning, design, construction, and maintenance of parks, open spaces, and trails.

There are two major trunk sewers servicing the North Quadra local area; the Broadmead Trunk and the Swan Lake Trunk. Sewage flows through the trunk systems to Marigold pump station, then is pumped into the Northwest Trunk System and discharged through Macaulay Point outfall into Juan de Fuca Strait.

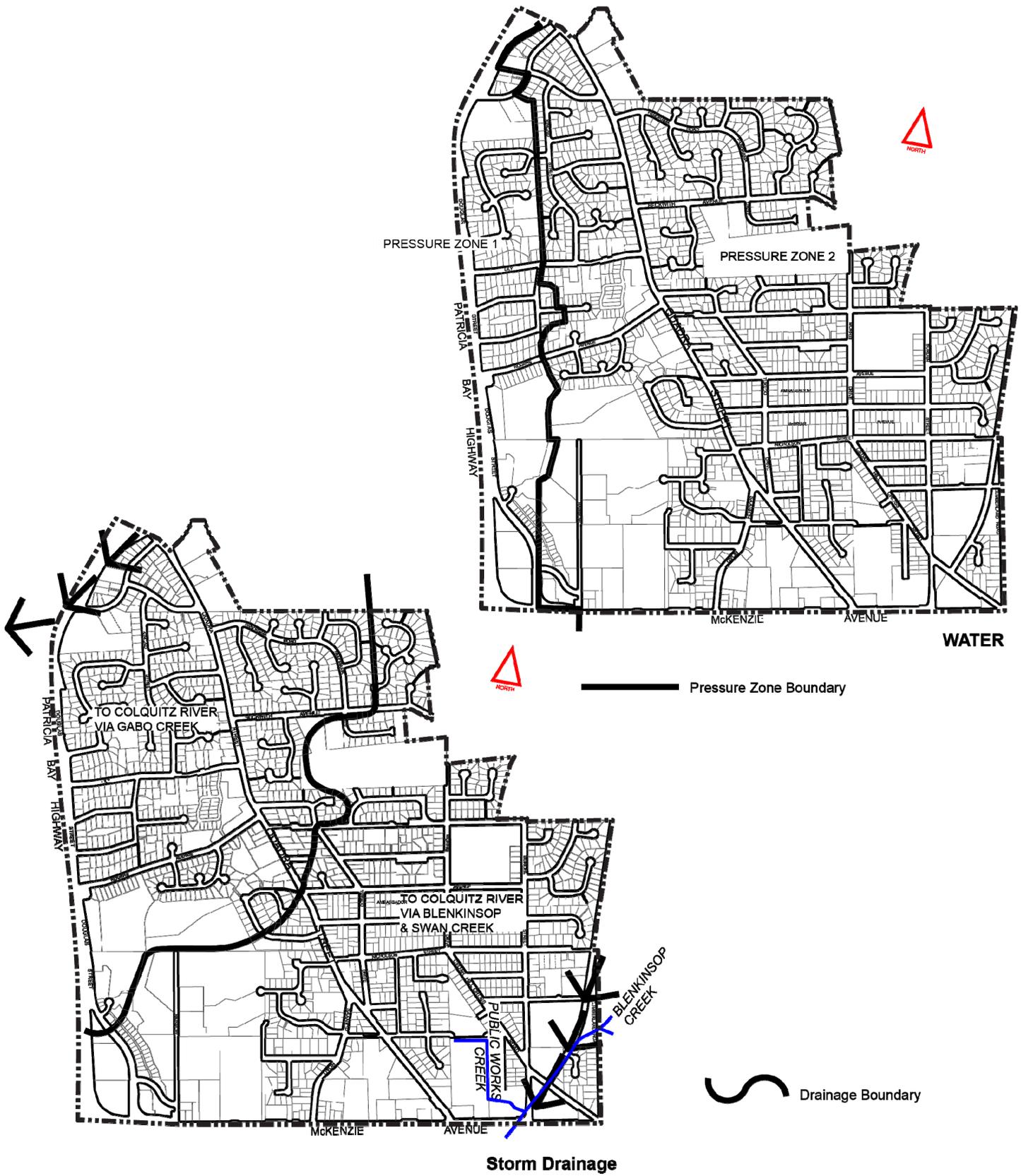
One property on the east side of Rainbow Street remains outside the Sewer Service Boundary. Inclusion within the Sewer Service Boundary will be necessary before it can be considered for development.

North Quadra lies within two drainage areas. The northwestern area drains via Gabo Creek to Colquitz River and the southeastern area drains via Blenkinsop and Swan Creeks into the Colquitz River. The drainage system consists of a network of natural waterways, open ditches, enclosed drains, and culverts. Under past practices, local waterways and their tributaries were often treated as little more than open ditches, or they were enclosed in culverts. This caused erosion and pollution. Recently, measures have begun to reverse the damage caused by this approach by returning these waterways to a more natural state and by managing surface flows from developed areas to minimize negative impacts on the waterways. These initiatives are important to the environmental health of the community.

Ditch enclosures or other changes to the lateral drainage system, if required, are generally a condition of development or are financed by a local improvement initiated by area residents. Works affecting the trunk drainage system may be partially financed through a Development Cost Charge as is the case in the northern and southwestern parts of the local area.

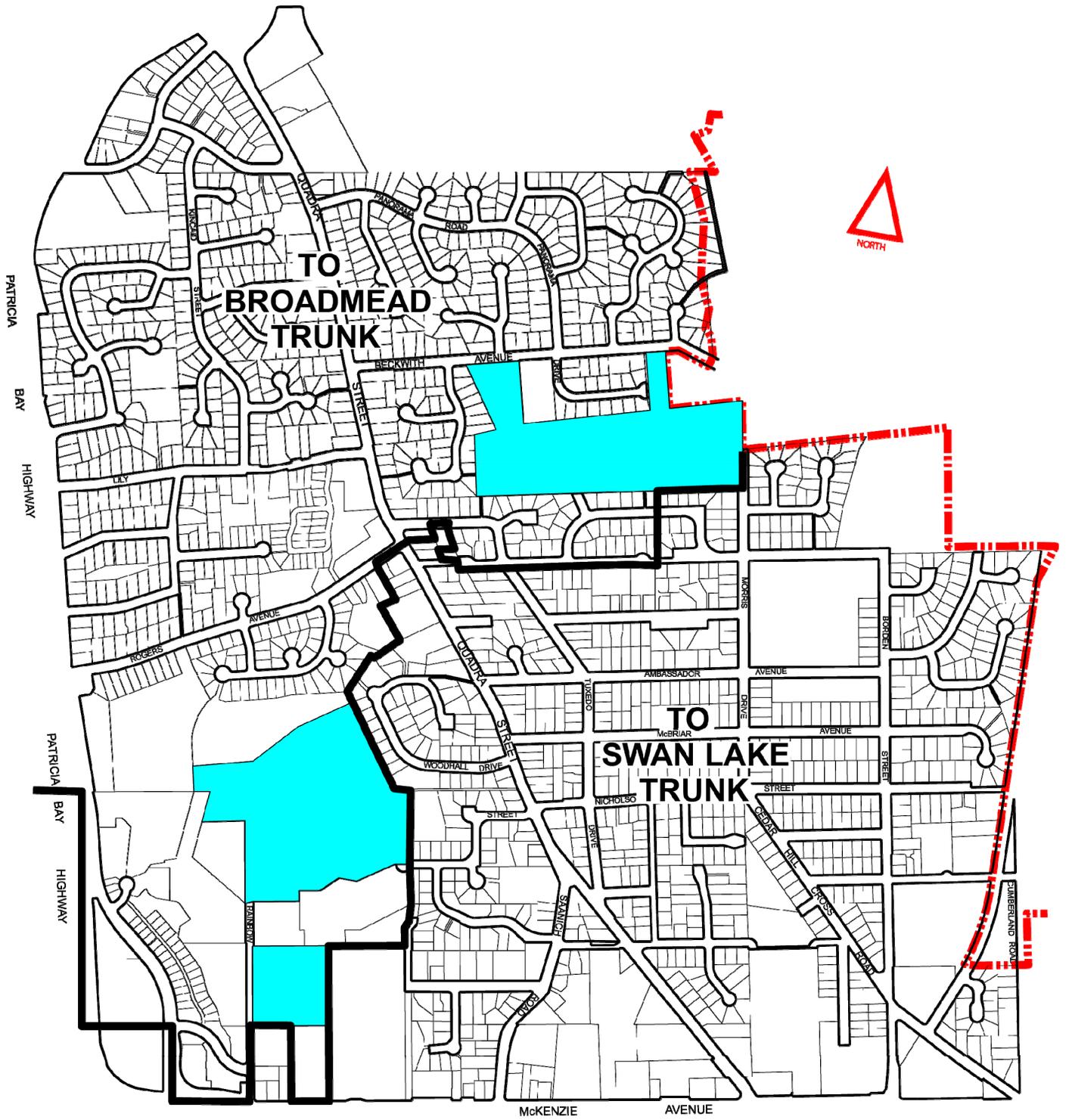
The topography of Saanich necessitates the division of the Municipality into water pressure zones. Water is either pumped or supplied by gravity to these zones from the Capital Region Water Department supply mains. There are two pressure zones in North Quadra. The western area is supplied by gravity from the CRD mains and the pressure is reduced. The largest part of the local area is supplied by the District of Saanich mains from the CRD main and the District of Saanich Mt. Tolmie Reservoir.

The Municipal Parks and Public Works Yard is located adjacent to McKenzie Avenue. An employee parking lot is located adjacent to Quadra Street. Major changes to the works yard are required to improve function, internal circulation, and visual aspects and to replace outdated buildings and other structures. While the site is centrally located within the urban area, it is impacted by heavy traffic volumes on McKenzie Avenue and Quadra Street which makes access and egress difficult. One option being considered is to relocate the operation to another site within Saanich. Finding a suitable site, convenient to the urban area, has been difficult.



MAP 9.1
WATER AND DRAINAGE

G:\Projects_Adm\Local Area Plans\North Quadra\Maps\Current Maps\North Quadra 9.1 Water and Drainage.dwg
 Rev: 03/03/10



**TO
BROADMEAD
TRUNK**

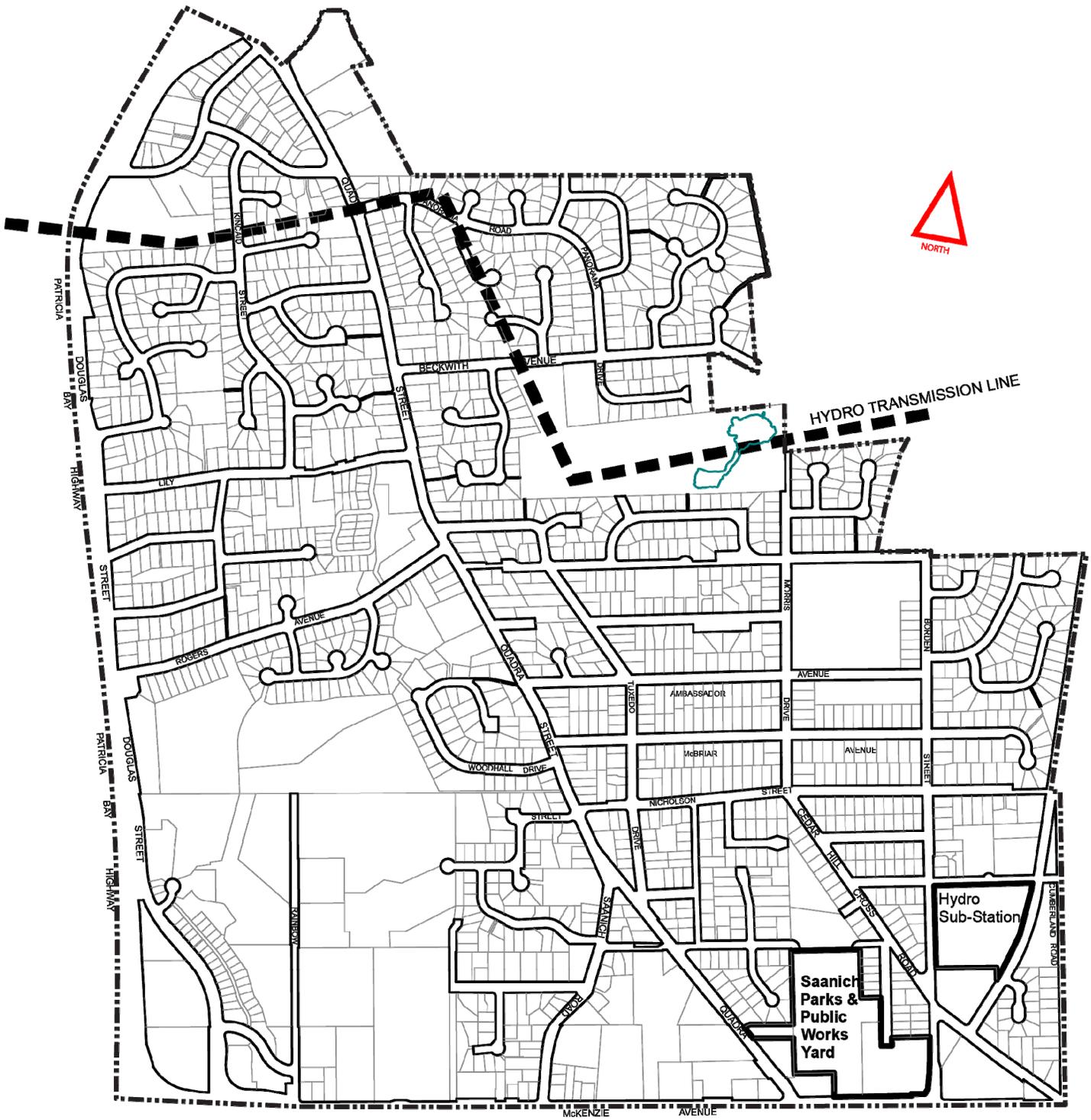
**TO
SWAN LAKE
TRUNK**

LEGEND

- Urban Containment Boundary
- Outside Sewer Service Boundary
- Trunk Sewer Catchment Area Boundary

**MAP 9.2
SEWER**

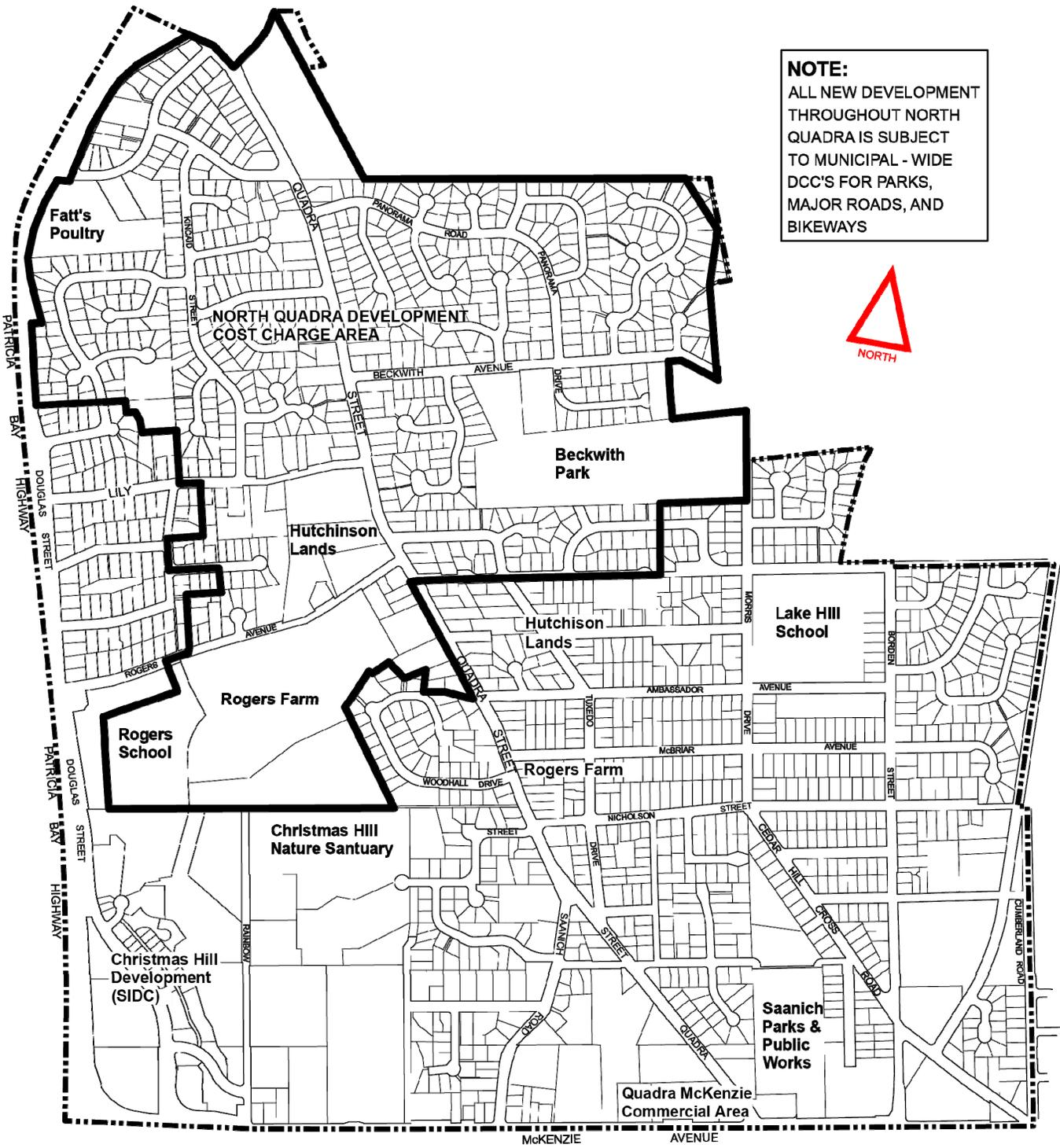
G:\Project_A\11\Local Area Plans\North Quadra\Maps\Current Maps\North Quadra 9.2 Sewer.sxd
Rev. 07/03/20



**MAP 9.3
PUBLIC UTILITIES**

G:\Protect_Adm\Local Area Plans\North Quadra\Maps\Current Maps\North Quadra 9.3 Public Utilities.ai
Rev: 03/08/20

NOTE:
 ALL NEW DEVELOPMENT
 THROUGHOUT NORTH
 QUADRA IS SUBJECT
 TO MUNICIPAL - WIDE
 DCC'S FOR PARKS,
 MAJOR ROADS, AND
 BIKEWAYS



LEGEND
 - - - - - Local Area Boundary

**MAP 9.4
 DEVELOPMENT COST CHARGE AREA**

G:\Protect_Adm\Local Area Plans\North Quadra\maps\Current Maps\North Quadra 1: Neighbourhood Context.dwg
 Rev: 03/08/20

Another option is to reorganize and upgrade the site and buildings. One scenario would involve the consolidation of the municipal operations into one or two new buildings that could contain additional leased office or retail space. The significant grade change, along the McKenzie Avenue, frontage could be used to separate municipal functions on the lower levels facing into the yard from commercial uses facing the street. A more consolidated operation could free up parts of the site for residential development or another public use. Consideration must be given to rehabilitating Public Works Creek through the site through day-lighting and restoration of the riparian zone as part of any redevelopment plan. Guidelines for future redevelopment of the site will be considered through the Quadra McKenzie Action Plan.

In addition to the municipal services, Telus and Shaw Cable provide communication services, and BC Hydro provides power. A hydro transmission line traverses the north part of the local area and a hydro substation is located on Lochside Drive, northeast of the municipal yard. Terasen distributes natural gas to most streets in the area. Expansion of service to all streets is possible; however, installation will be on a demand basis.

Development Cost Charges

Council may, by bylaw, impose development cost charges (DCC's) to provide funds to assist the municipality in paying the capital cost of providing, constructing, altering, or expanding sewage, water, drainage, and highway facilities and acquiring and improving parkland to accommodate new development. Part of the area is within the North Quadra Development Cost Charge Area (see Map 9.4). In addition, all new development throughout the local area is subject to municipal-wide development cost charge for parks, major roads, and bikeways.

POLICIES

- 9.1 Continue to coordinate the planning and provision of public works with land use, transportation, and environmental policies.
- 9.2 When undertaking stormwater management projects, also consider the streetscape, safety, and environment.
- 9.3 Undertake a space needs study as a basis for development options for updating and reorganizing the Saanich Parks and Public Works Yard to improve function, internal circulation, and visual aspects, including consideration for acquiring additional land.

10.0 DEVELOPMENT PERMIT AREAS

The *Local Government Act* permits Council, in an Official Community Plan, to designate development permit areas. The Official Community Plan may contain objectives and guidelines affecting the form and character of commercial, industrial, or multi-family development within a designated development permit area. Development permit guidelines may also specify the means of protecting the natural environment, its ecosystems and biological diversity, for protecting development from hazardous conditions, and protecting farming.

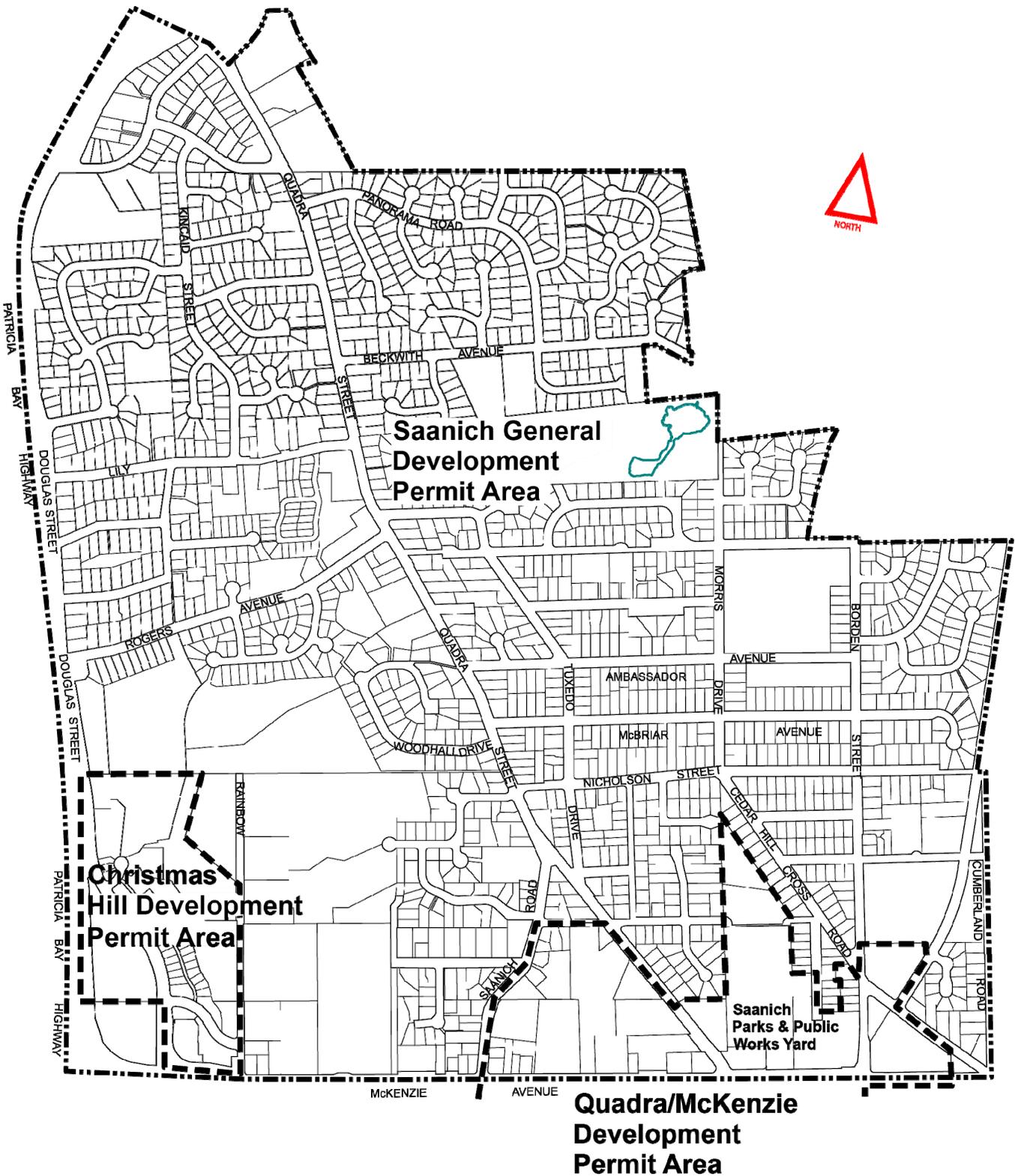
Within a development permit area, an owner must obtain a development permit before subdividing land or constructing, adding to, or altering a building, unless specifically exempted by the Plan. In areas designated for protection of the natural environment, its ecosystems and biological diversity or for protection of development from hazardous conditions, land must not be altered without first obtaining a development permit. Council may issue a development permit which may vary or supplement a regulation of the Subdivision or Zoning Bylaw. A development permit cannot vary use, density, or floodplain specification.

In North Quadra, the Quadra McKenzie area and the southwest slope of Christmas Hill are specific development permit areas. Development that is not within a specific development permit area may be subject to the guidelines of the Saanich General Development Permit Area. The development permit areas include environmental guidelines for preserving areas which contain plants or animals which are designated as endangered or vulnerable, for minimizing the impact of the aquatic environment by reducing the amount of impervious cover, and where applicable, for restoration of riparian zones. Justification and guidelines for the development permit areas are included in Appendix "N" to the Official Community Plan.

Development Permit guidelines are reviewed periodically to ensure that they are adequate and relevant. A vision and development permit guidelines for a mixed-use urban village at Quadra McKenzie are being developed through the *Quadra McKenzie Action Plan* process. It is intended that these guidelines will be incorporated into the *Official Community Plan: Development Permit Areas, Justification and Guidelines* following adoption of the Action Plan. Also, consideration is being given to establishing a municipal-wide development permit area for the protection of natural watercourses along with amendments to the *Watercourses Bylaw*.

POLICIES

- 10.1 Consider amending the *Official Community Plan Appendix N: Development Permit Areas, Justification and Guidelines* to incorporate guidelines for a mixed-use urban village at Quadra McKenzie following adoption of the Quadra McKenzie Action Plan.



**MAP 10.1
DEVELOPMENT PERMIT AREAS**

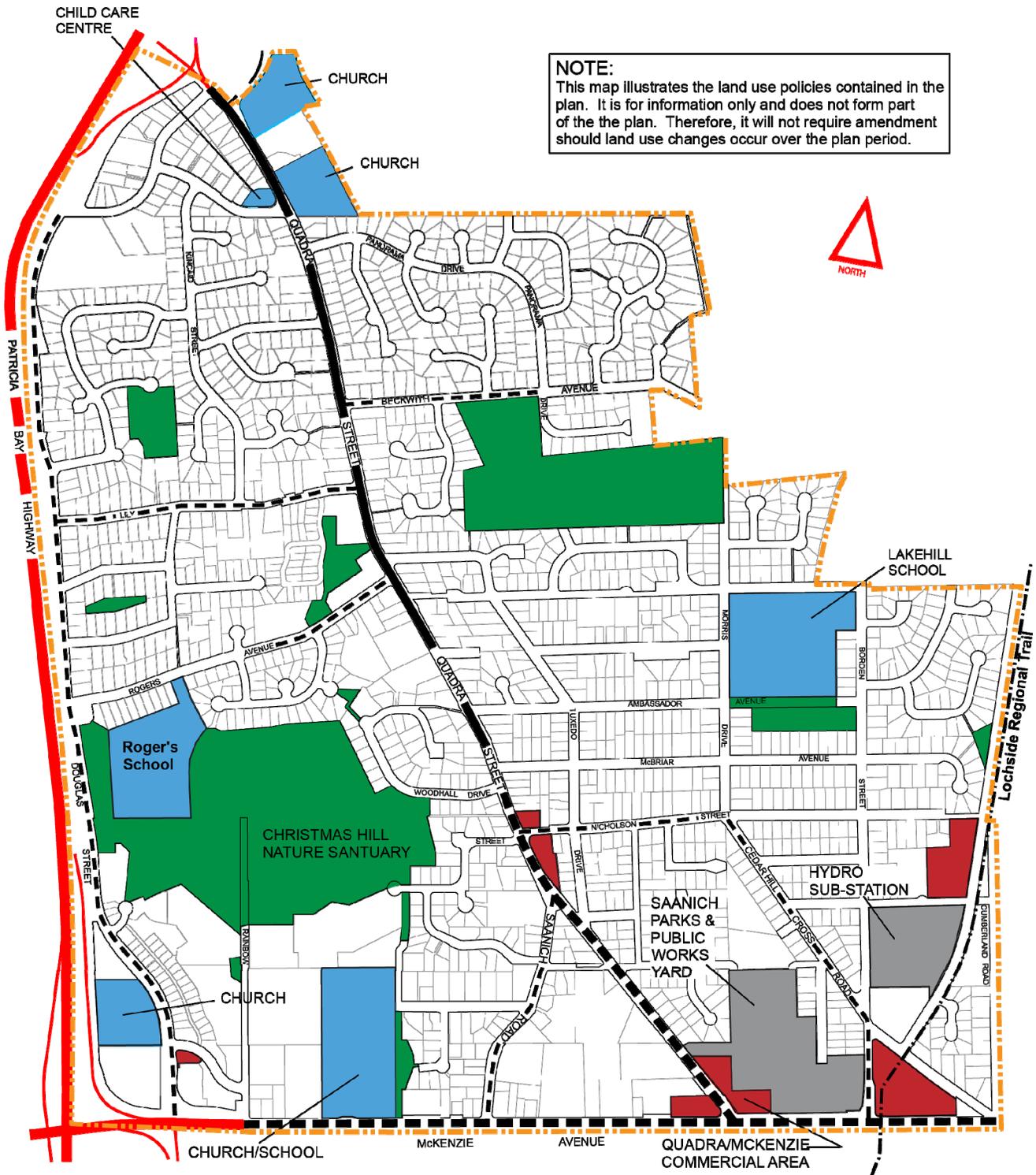
G:\IP\Project_Adm\Local Area Plans\North Quadra\Maps\Current Maps\North Quadra 10.1 Development Permit Areas.dwg
Rev: 30/08/20

11.0 STRUCTURE MAP

The Local Area Plan includes policies which address specific issues in more detail than the Saanich General Plan. The structure map (inside back cover) illustrates the comprehensive application of these policies within the local area. It shows general land use, the transportation network, and major open space areas. It is not a zoning map and does not indicate density.

The structure map is only one part of the Local Area Plan and both must be considered in association with the General Plan. In the event, however, of a difference between the policy direction of the Local Area Plan and the General Plan, the Local Area Plan policy will apply. Where the Local Area Plan is silent on an issue, the policies in the General Plan provide the framework for decision making.

The following definitions clarify the intent and content of each of the major components of the structure map, as well as other terms used throughout the plan. The General Plan contains a more comprehensive list of definitions.



NOTE:
 This map illustrates the land use policies contained in the plan. It is for information only and does not form part of the the plan. Therefore, it will not require amendment should land use changes occur over the plan period.



LEGEND

	GENERAL RESIDENTIAL		ARTERIAL HIGHWAY
	COMMERCIAL/INDUSTRIAL		MAJOR ROAD
	INSTITUTIONAL/ASSEMBLY		COLLECTOR ROAD
	PARK/NATURE SANCTUARY		REGIONAL TRAIL
	PUBLIC UTILITY		LOCAL AREA BOUNDARY

**MAP 11.1
 STRUCTURE MAP**

G:\1\Project_Admin\Local Area Plans\North Quadra\Maps\Current Maps\North Quadra Structure.mxd
 Rev: 02/00/20

DEFINITIONS

Boulevard street – means a major road or collector street containing vehicle lanes, bicycle lanes, and pedestrian facilities and designated for special consideration with respect to boulevard/median landscaping and planting.

Collector street – means a street which provides services to secondary traffic generators (i.e. neighbourhood commercial centre and parks) and distributes traffic between neighbourhoods, as well as providing direct access to residential properties. Transit service is permitted.

Commercial – means an area developed or zoned for a variety of economic activities including retail, service station, office, medical, and assembly type uses.

Community park – means a park that serves several neighbourhoods and attracts users from up to three kilometres away. Typically, it contains high quality playfields and courts or special natural or horticultural features.

Congregate housing – means a use providing serviced accommodation for the elderly or physically or mentally disabled and may include common dining, recreational facilities, and housekeeping services.

Designated heritage structure – means a building or structure on the Community Heritage Register that has been formally protected by an enactment of Council.

Development permit area – means an area designated under the *Local Government Act*, requiring special consideration for the natural environment, hazardous conditions, commercial/ industrial, or multi-family residential development.

General residential area – means mainly single family dwellings on serviced, urban sized lots with duplexes, townhouses, and apartments permitted on a specific zoning basis. It also includes schools, churches, local parks, convenience stores, and small institutional uses.

Green stand – means a residential street where special consideration is given to pedestrian safety and to retaining/planting trees and other vegetation to create a pleasant ambience.

Greenway – means a linear corridor which provides opportunities for human, animal and plant communities to relate more closely to each other and to the natural and historic environment of their local and regional territories.

Heritage alteration permit – means a permit issued by Council to allow changes to be made to protected heritage property.

Heritage conservation area – means an area designated for heritage purposes in an Official Community Plan.

Infill housing – means new housing in established single family dwelling neighbourhoods that increases the overall density marginally without changing the predominant land use or neighbourhood character.

Infill lot – means a vacant lot or a new lot created by subdivision within the built-up area.

Institutional – means public and private establishments including educations, research, health, correctional, administrative, and cultural facilities and services.

Inventoried heritage structure – means a building or structure on the Community Heritage Register that has not been formally protected by an enactment of Council.

Major road – means a highway, other than an arterial, where direct access from abutting properties is limited to safeguard the flow of traffic and where major intersections are controlled by traffic lights.

Multi-family housing – means a complex containing three or more dwelling units on a lot; includes townhouses and apartments.

Municipal park – means a park that serves the entire municipality and is large enough or contains unique or special amenities that will attract individuals from throughout the municipality.

Neighbourhood park – means a park that focuses on local use and attracts people within a walking distance of up to 800 metres. Typically, it provides play environments, unstructured open spaces, and playfields for local use.

Residential street – means a street, designed to permit low speed travel within a neighbourhood and provides access to residential parcels.

APPENDIX I
Heritage Buildings and Structures
(See Map 2.1)

Address	Historical Reference	Current Use	Ownership	Year Built	Arch Style	Heritage Status
830 Lily	Rant residence	SFD	Private	1937	Colonial Revival	Inventory
4140 Quadra	Nickells residence	SFD	Private	1929	Tudor Revival	Inventory
4150 Quadra	Davie residence	SFD	Private	1926	Craftsman	Inventory
4201 Quadra	Bull Sr. residence "Manor House"	SFD	Private	1908	Edwardian Vernacular	Designated BL 6118-88/06/13
4206 Quadra	Pinhorn residence	SFD	Private	1937	Tudor Revival	Inventory
810 Rogers	Hutchison residence	SFD	Private	1926 - 1927	English Arts & Crafts	Designated BL 7818-99/03/22
931 Woodhall	Rogers Sr. residence	SFD	Private	1925	Craftsman	Inventory

Source: Saanich Heritage Advisory and Archival Committee
Saanich Heritage Structures: An Inventory 1991

APPENDIX II
Significant Trees
(See Map 2.1)

Address	Tree Type	Tag #	Ownership	Status
877 Beckwith	Quercus garryana (Garry oak)	85	Municipal	Protected
4294 Caen	Giant sequoia	-	Private	Pending
4081 Cedar Hill X	Quercus garryana (Garry oak)	125	Municipal	Protected
4030 Douglas	Quercus robur (English oak)	74	Private	Protected
Quadra /Chatterton Way	White ash	86	Municipal	Protected

Source: Saanich Significant Tree Committee