



Quadra McKenzie Study

Quadra Corridor Land Use and Housing

December 9, 2023



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.

Purpose of Today's Session



- Share Quadra McKenzie Study and other relevant context
- Collectively explore future land use and housing directions for the Quadra Corridor
- Receive feedback from you on preliminary directions

Agenda



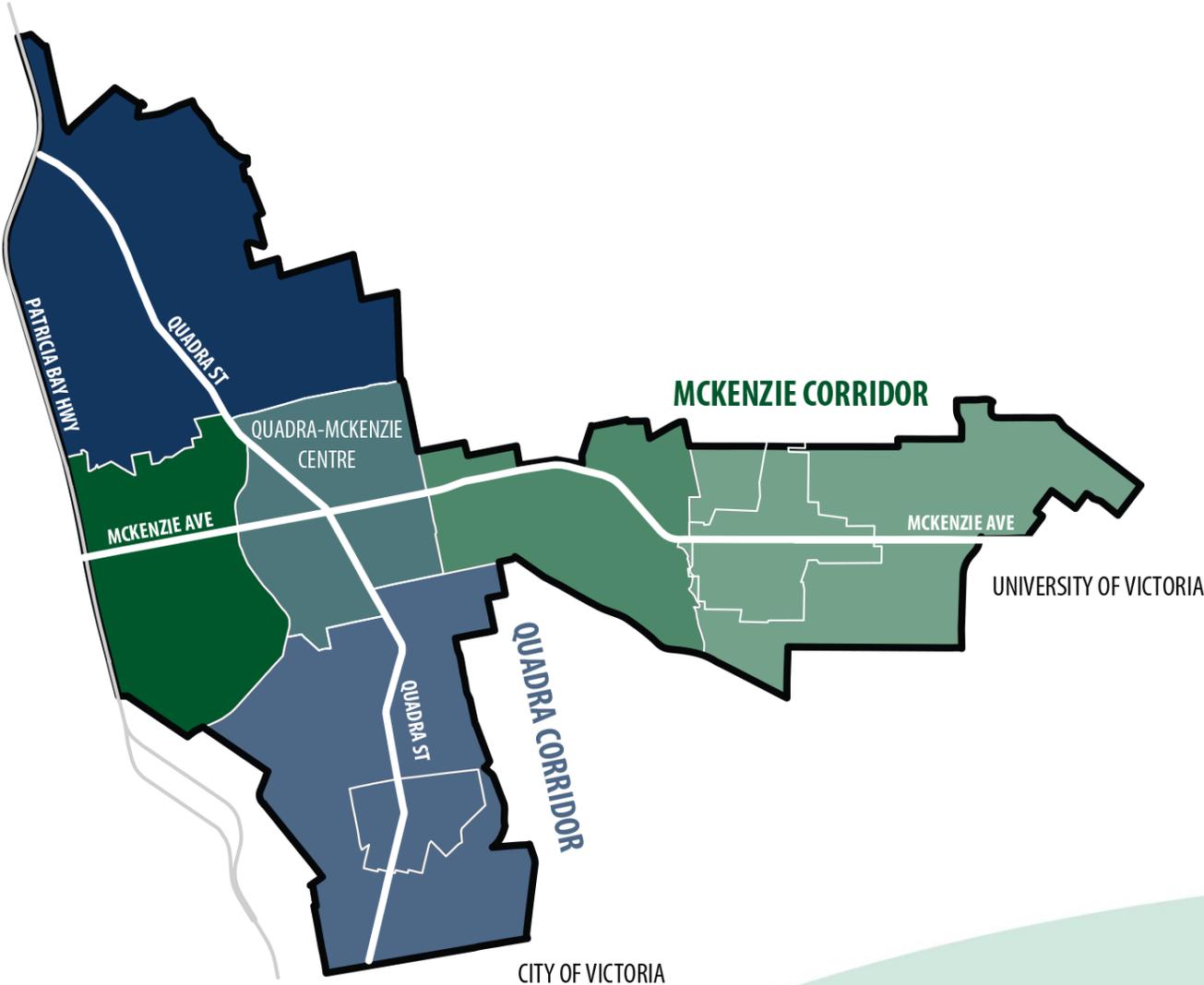
1. Welcome and Staff Presentation
2. Facilitated Table Discussions
3. Report Out
4. Next Steps

Quadra McKenzie Study Overview



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

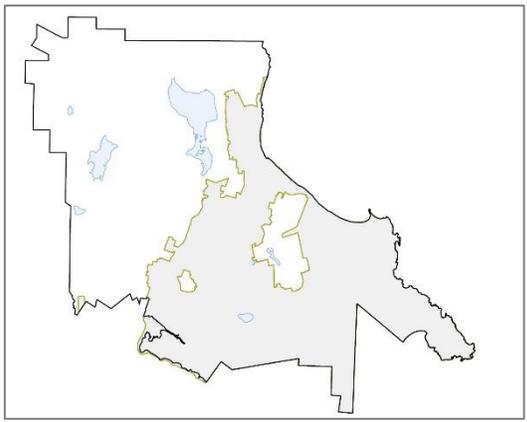
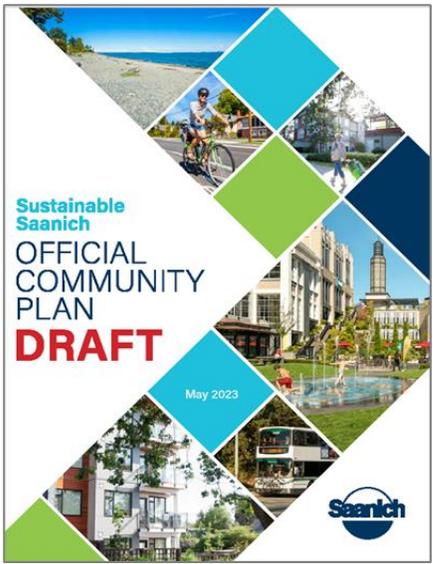
QMS Study Area



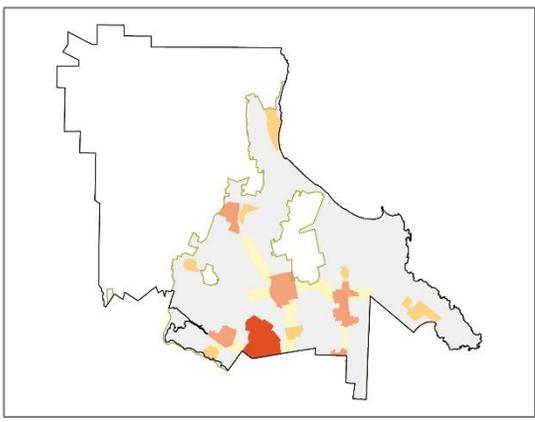
Project Timeline



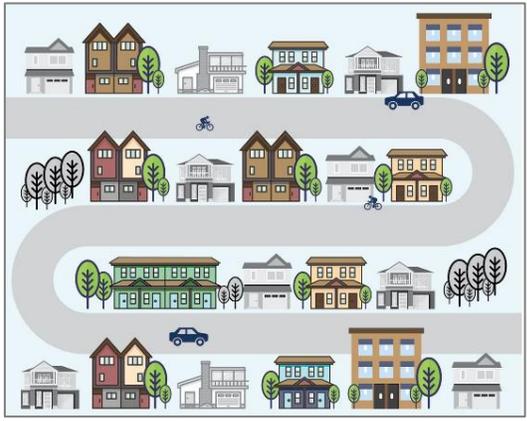
Context: Official Community Plan



Maintain the Urban Containment Boundary



Accommodate most New Development in Primary Growth Areas



Expand Housing Diversity in Neighbourhoods



Make Saanich a 15-minute Community



Project Context – Housing Stats



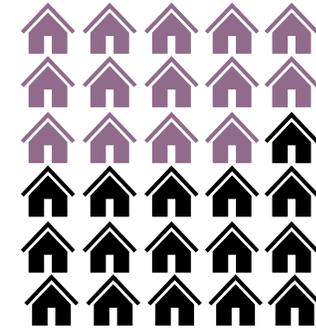
1,815 households live in homes not suitable for their size¹



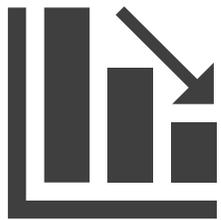
Low rental vacancy rate
1.6%²



High job vacancies may point to a lack of housing for workers



1,365 net new units between 2018-2022, which = 45% of the Housing Needs Report target (3,000 units).



Household headship rates are dropping¹



1,665+ unhoused individuals in Greater Victoria³



1 Census 2021; 2 CMHC Annual Rental Survey, January 2023; 3 Point in Time Count, March 2023

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



Small-scale Multi-unit Housing



Intent: To end exclusionary zoning and set a new “base” for neighbourhoods.



- Allow a minimum (within UCB) 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**
- Neighbourhood Homes project will address:
saanich.ca/neighbourhoodhomes



Transit Oriented Development



TOA Type	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)	Type of Building
TOA Type 1 (Metro Vancouver)	1A) Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201m – 400m	Up to 4.0	Up to 12	High Rise, Mid-rise
		401m – 800m	Up to 3.0	Up to 8	Mid-rise
	1B) Bus Exchange	200m or less	Up to 4.0	Up to 12	High Rise, Mid Rise
		201m – 400m	Up to 3.0	Up to 8	Low-rise, Townhouse
TOA Type 2 (Victoria/Kelowna/Other Medium-Sized Munis)	Bus Exchange	200m or less	Up to 3.5	Up to 10	Mid-rise
		201m – 400m	Up to 2.5	Up to 6	Low-rise/Townhouse
TOA Type 3 Other qualifying areas	Bus Exchange	200m or less	Up to 2.5	Up to 6	Low-rise
		201m – 400m	Up to 1.5	Up to 4	Townhouse





Quadra Corridor Workshop

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

Project Goals



Housing Diversity, Affordability and Supply

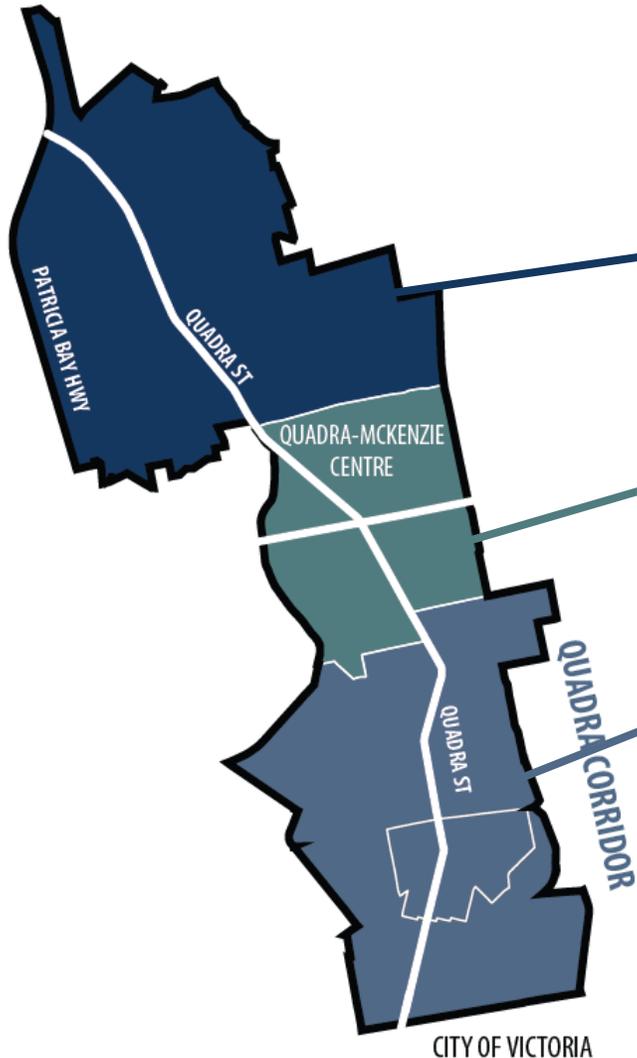
Focus housing growth within Quadra McKenzie Centre, Four Corners Village, and along the Quadra and McKenzie Corridors



Public Realm & Open Space

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

Discussion Topics

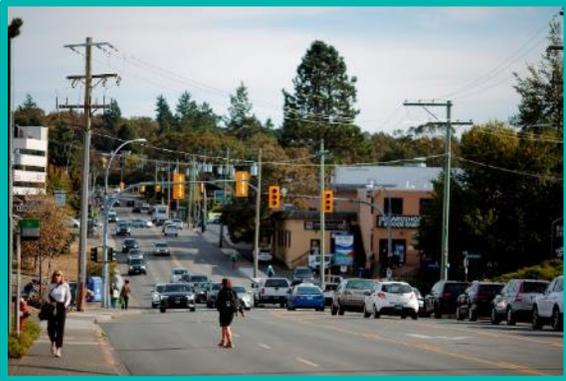


Topic 1: Quadra North

Topic 2: Quadra McKenzie Centre

**Topic 3: Quadra South, including
Four Corners Village**

Quadra Corridor - Considerations



- Frequent Transit Corridor (7-minute frequency)
- Four Corners Village
- Connection with City of Victoria
- Long stretches of Corridor with limited services and amenities

CORRIDOR



LAND USE



HOUSING



TRANSPORTATION



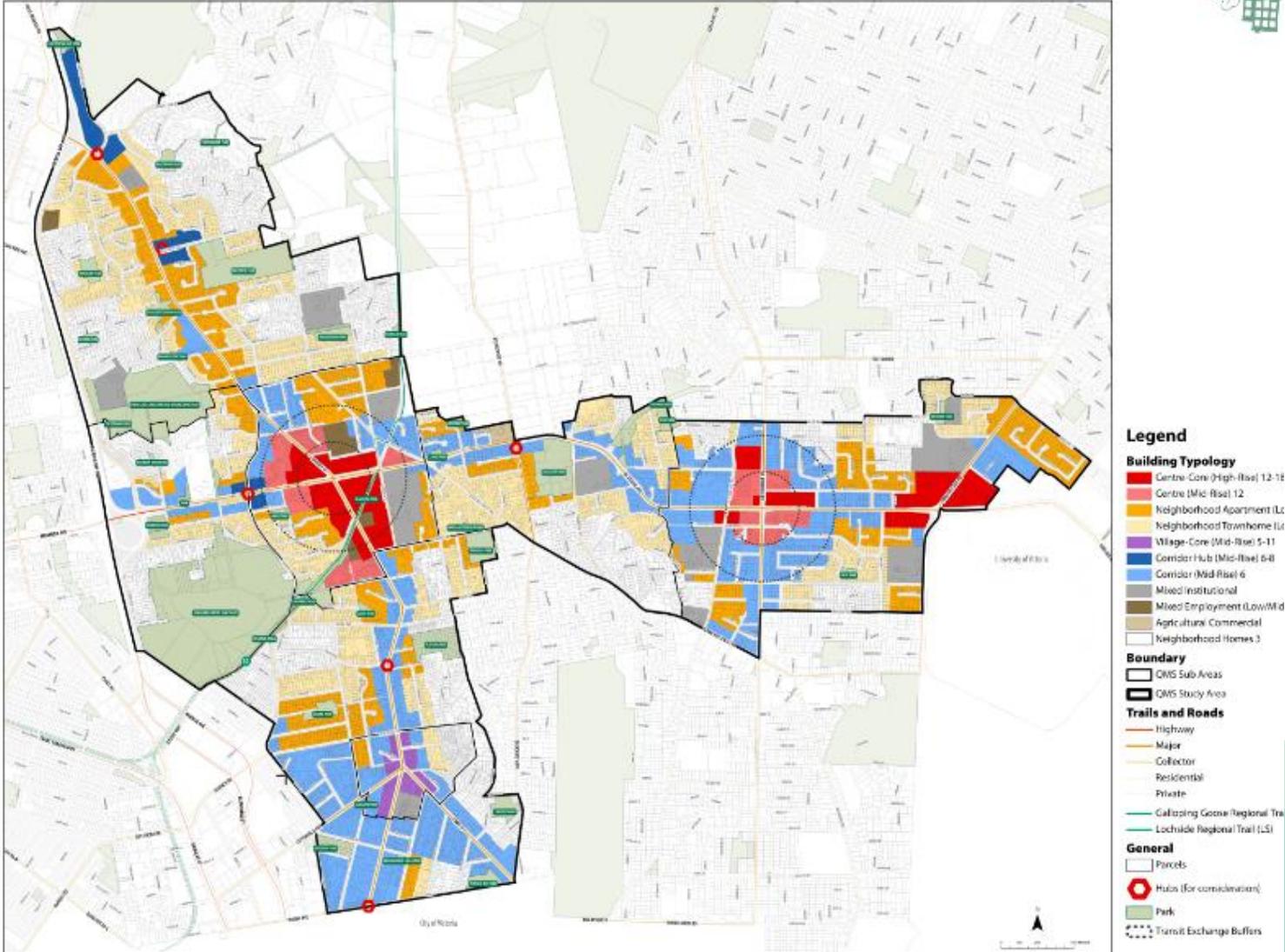
PUBLIC REALM



Key Areas for Exploration



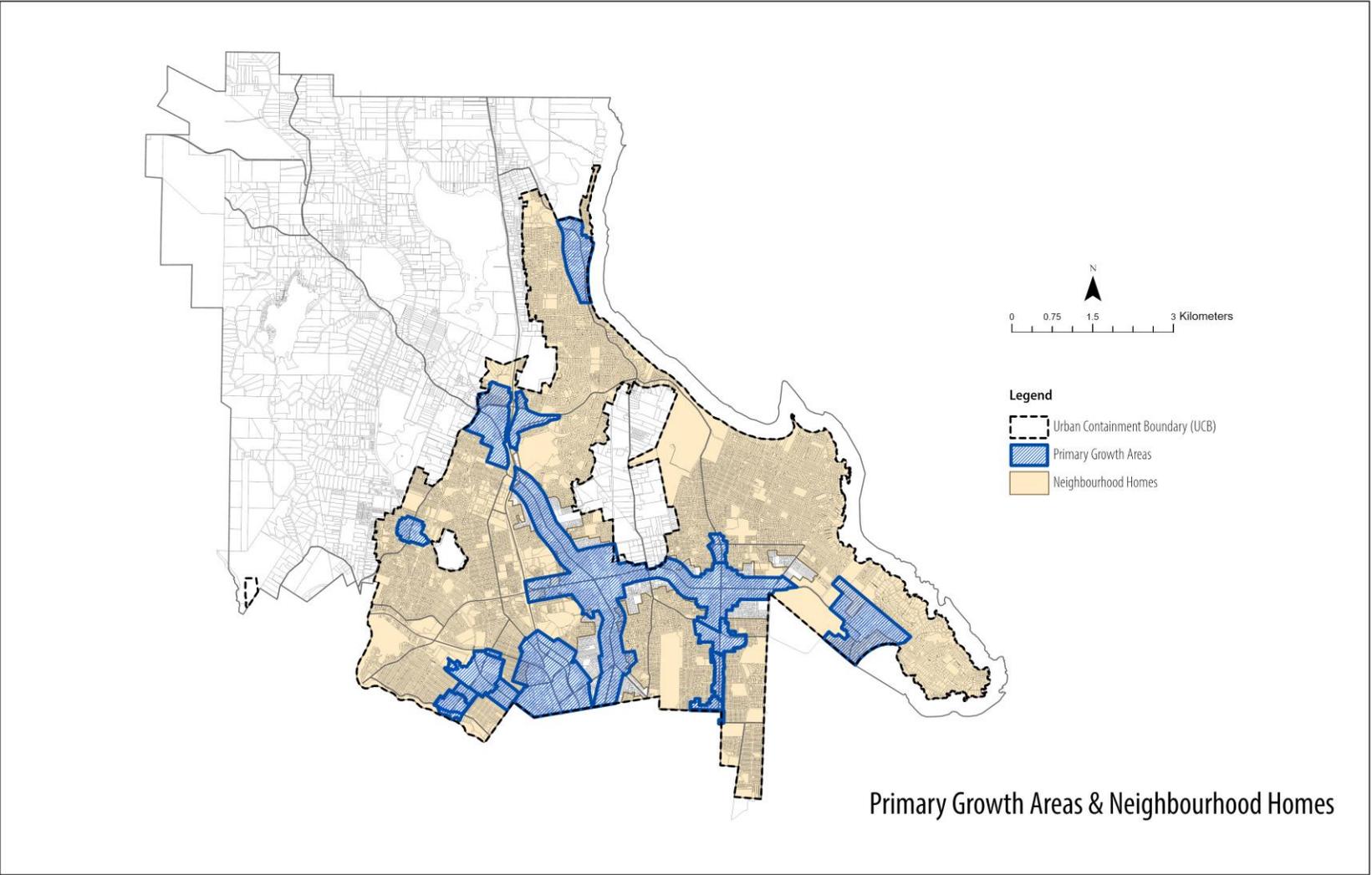
New housing and employment opportunities



Key Areas for Exploration



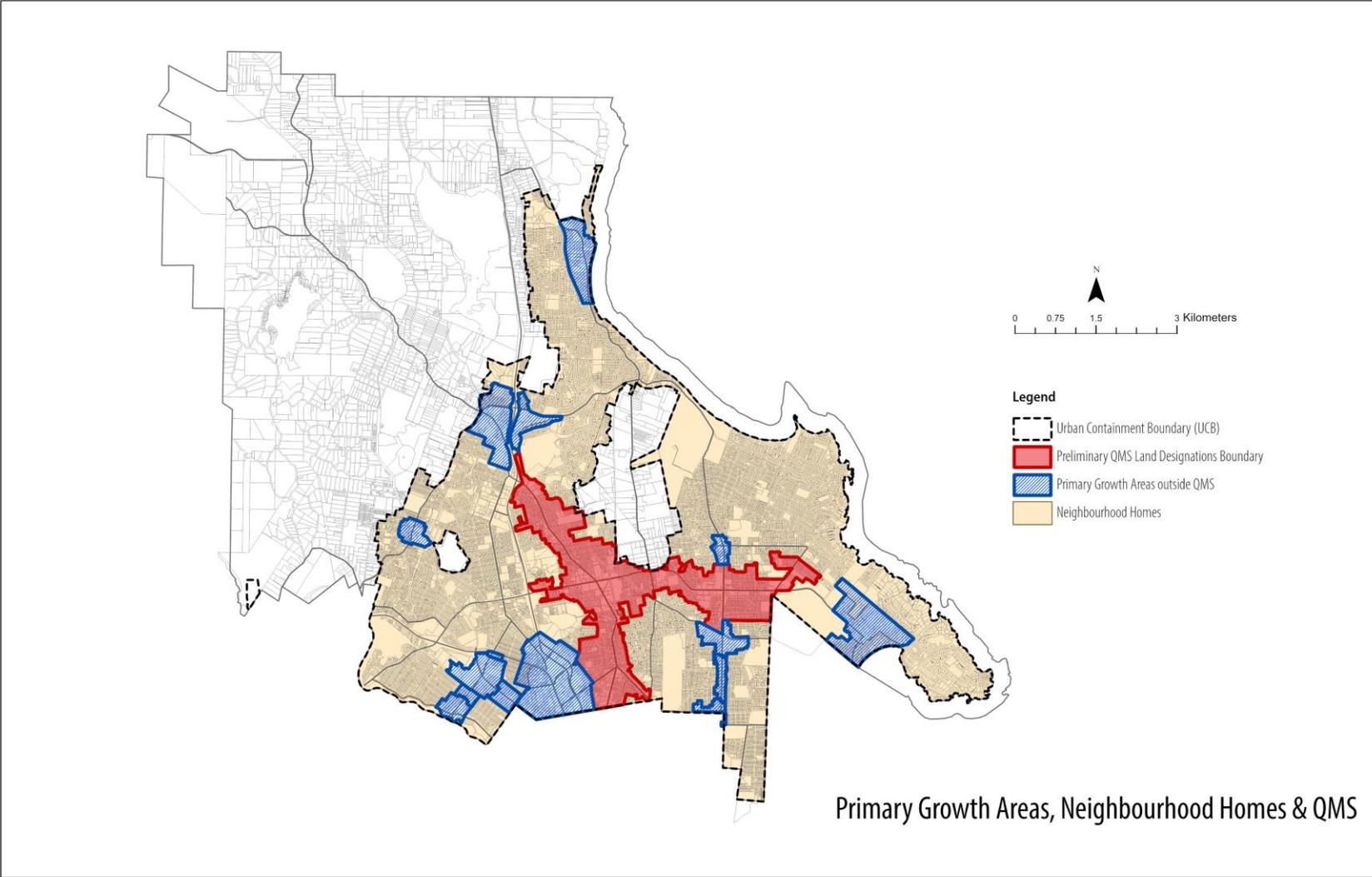
Study
area
boundaries



Key Areas for Exploration



Study
area
boundaries



Centres / Villages / Hubs



Centres: Meet a broad range of community and regional commercial and service needs



Villages: Neighbourhood-serving activity centres that meet local residents' basic commercial and service needs



Hubs: Provide access to a small range of amenities that support daily living

Key Areas for Exploration



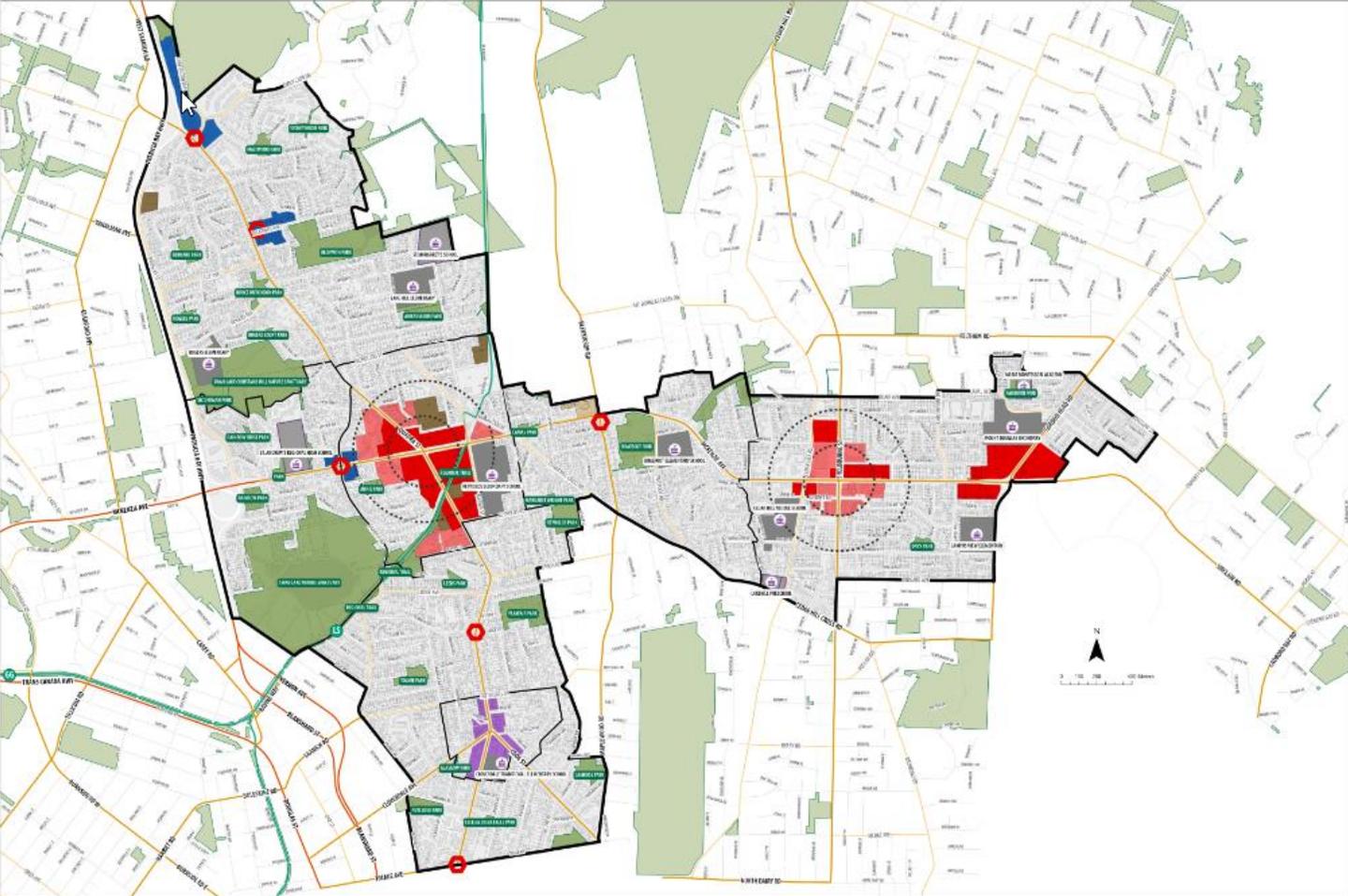
Transitions from core of Centres, Corridors and Villages to edges of study area



Key Areas for Exploration



New “hubs” - to help residents meet their daily needs



- Legend**
- Boundary**
 - OMIS Study Area
 - OMIS Sub Areas
 - Employment and Community Uses**
 - Centre-Core (High-Rise)
 - Centre (Mid-Rise)
 - Village-Core (Mid-Rise)
 - Corridor Hub (Mid-Rise)
 - Mixed Employment (Low/Mid-Rise)
 - Agricultural Commercial
 - Schools and Parks**
 - Park
 - Private School Property
 - School District Property
 - Trails and Roads**
 - Galloping Goose Regional Trail (GG)
 - Lochs de Regional Trail (LS)
 - Highway
 - Major
 - Collector
 - Residential
 - Private
 - Other**
 - Hubs (for consideration)
 - Transit Exchange Buffer



Hubs



- Neighbourhood-oriented commercial and community use
- Exclamation points along corridors
- Provide points of interest

- Where are the opportunities on the Quadra Corridor?



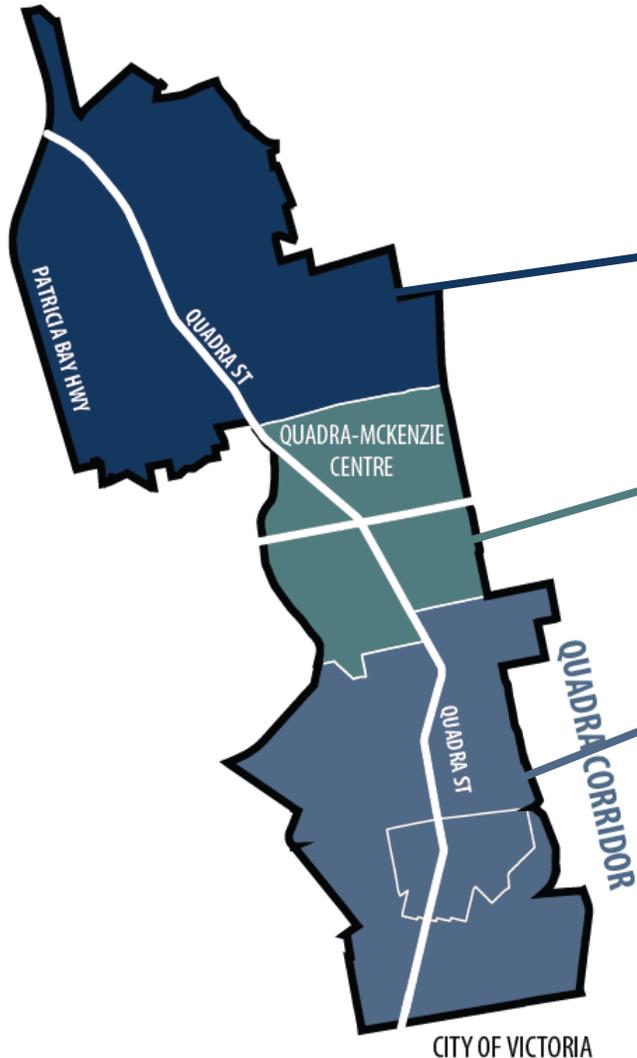
Workshop Structure

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

Discussion Topics



Topic 1: Quadra North

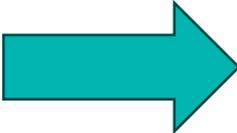
Topic 2: Quadra McKenzie Centre

**Topic 3: Four Corners Village/
/Quadra South**

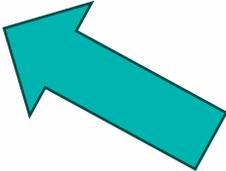
Today's Workshop



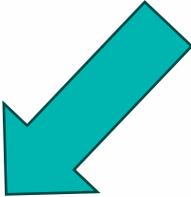
Quadra North
(30 minutes)



Quadra-McKenzie Centre
(30 minutes)



Quadra South
(30 minutes)



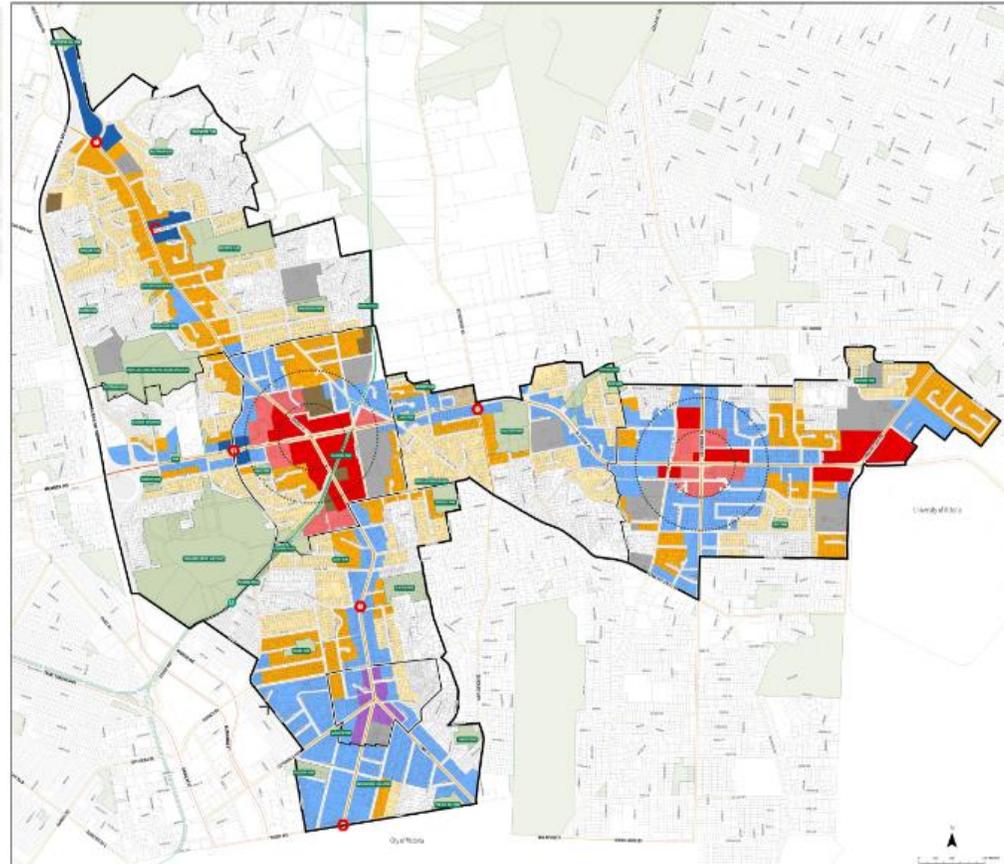
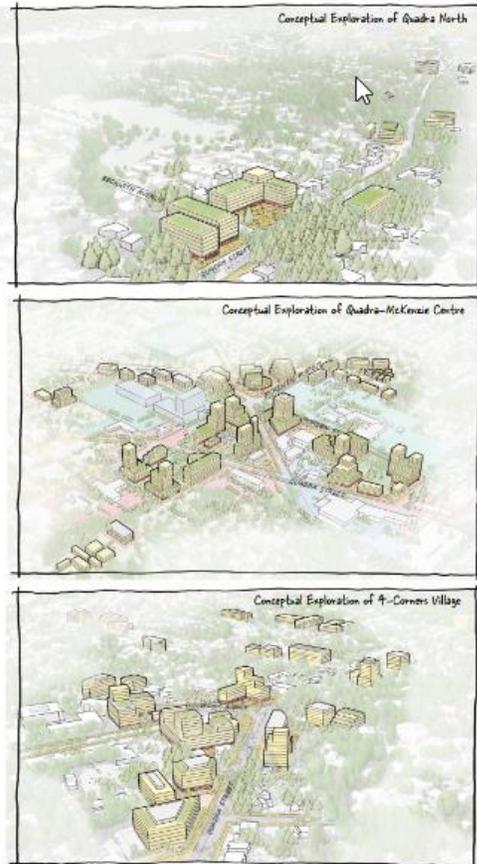
Principles for Land Use Designations



- Align land use and density with transit investment
- Support economically viable redevelopment
- Work with existing assets and conditions
- Transition height and density from cores of Centres, Villages and Corridor
- Support diversity of housing forms



Table Materials



Legend

Building Typology

- Centre Core (High-Rise) 12-18
- Centre (Mid-Rise) 12
- Neighborhood Apartment (Lo)
- Neighborhood Townhouse (Lo)
- Village Core (Mid-Rise) 5-11
- Corridor Hub (Mid-Rise) 5-8
- Corridor (Mid-Rise) 6
- Mixed Institutional
- Mixed Employment (Low/Mid)
- Agricultural Commercial
- Neighborhood Homes 3

Boundary

- CRS Sub Areas
- CRS Study Area

Trails and Roads

- Highway
- Major
- Collector
- Residential
- Private
- Callizping Goose Regional Trail
- Lockside Regional Trail (LST)

General

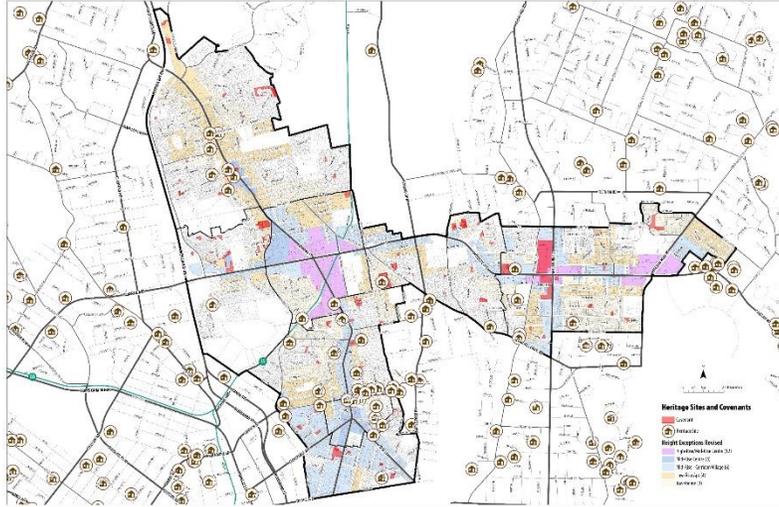
- Parcels
- Mus (for commercial)
- Park
- Transit Exchange Buffers

Centre Core	Centre	Corridor	Corridor Hub	Village Core	N'hood Apartment	N'hood Townhouse	Mixed Employment
<p>Building Type & Form</p> <p>High-rise multi-unit residential and commercial mixed-use buildings. Mid-Rise buildings supported by large scale redevelopment (see Proposed Land Use Framework Map).</p> <p>Height</p> <p>Mid-Rise: 6-11 High-Rise: 12-18</p> <p><small>CRS Maximum</small></p>	<p>Building Type & Form</p> <p>High-Rise multi-unit residential and commercial mixed-use buildings. Mid-Rise buildings supported for large scale redevelopment (see Proposed Land Use Framework Map).</p> <p>Height</p> <p>Mid-Rise: 6-11 High-Rise: 12</p> <p><small>CRS Maximum</small></p>	<p>Building Type & Form</p> <p>Mid-rise multi-unit residential with a mix of ground oriented residential and commercial encouraged. Multiple building forms including apartment, townhouse and stacked townhouse are encouraged on larger corridor street-facing sites.</p> <p>Height</p> <p>Mid-Rise: Up to 6</p> <p><small>CRS Maximum</small></p>	<p>Building Type & Form</p> <p>Mid-rise multi-unit residential mixed-use buildings with commercial at grade.</p> <p>Height</p> <p>Mid-Rise: 6-10</p> <p><small>CRS Maximum</small></p>	<p>Building Type & Form</p> <p>Mid-rise multi-unit residential and commercial mixed-use buildings with commercial at grade. Commercial units at grade should provide a range of small footprints that activate the street.</p> <p>Height</p> <p>Mid-Rise: 5-11 5-stories with consideration for additional height (as a maximum of 11 stories) and/or density based on site conditions and Plan objectives.</p> <p><small>CRS Maximum</small></p>	<p>Building Type & Form</p> <p>Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing</p> <p>Height</p> <p>Low-Rise: 3-4</p> <p><small>CRS Maximum</small></p>	<p>Building Type & Form</p> <p>Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing</p> <p>Height</p> <p>Low-Rise: 3-stories</p> <p><small>CRS Maximum</small></p>	<p>Building Type & Form</p> <p>Mid-rise buildings with commercial and/or industrial uses at grade and consideration for limited residential.</p> <p>Height</p> <p>Low to Mid-Rise: 4-10</p> <p><small>CRS Maximum</small></p> <p>4 stories, consideration for additional height up to 6 stories and/or density based on site conditions and Plan objectives (P20).</p>

Additional Considerations



Heritage Sites



Tree Cover



Envr. Areas



Flood Plains, Topography, Infrastructure and others

Workshop Questions



1. What are your impressions of the preliminary land use concept?
2. Are there opportunities being missed?
3. What is needed to support growth and change (i.e. new community hubs, parks, amenities, new connections)?



To Keep in Mind



- We are looking forward 20+ years
- Concepts are preliminary and open to change
- Climate and Housing crises are urgent and require immediate attention
- Follow-up sessions on January 20 (Transportation) and January 27 (Land Use) to deal with unresolved issues



Next Steps + Upcoming Engagement Opportunities

Coming Up



- **Online Feedback Opportunities** available at [Saanich.ca/QMS](https://saanich.ca/QMS) - starting early next week
- **Workshops in January**
 - January 20 – Transportation and Mobility
 - January 27 – Land Use Follow-up
- [Saanich.ca/QMS](https://saanich.ca/QMS)

