

Quadra McKenzie



DRAFT PLAN + PHASE 2 ENGAGEMENT

Committee of the Whole
October 21, 2024

Overview



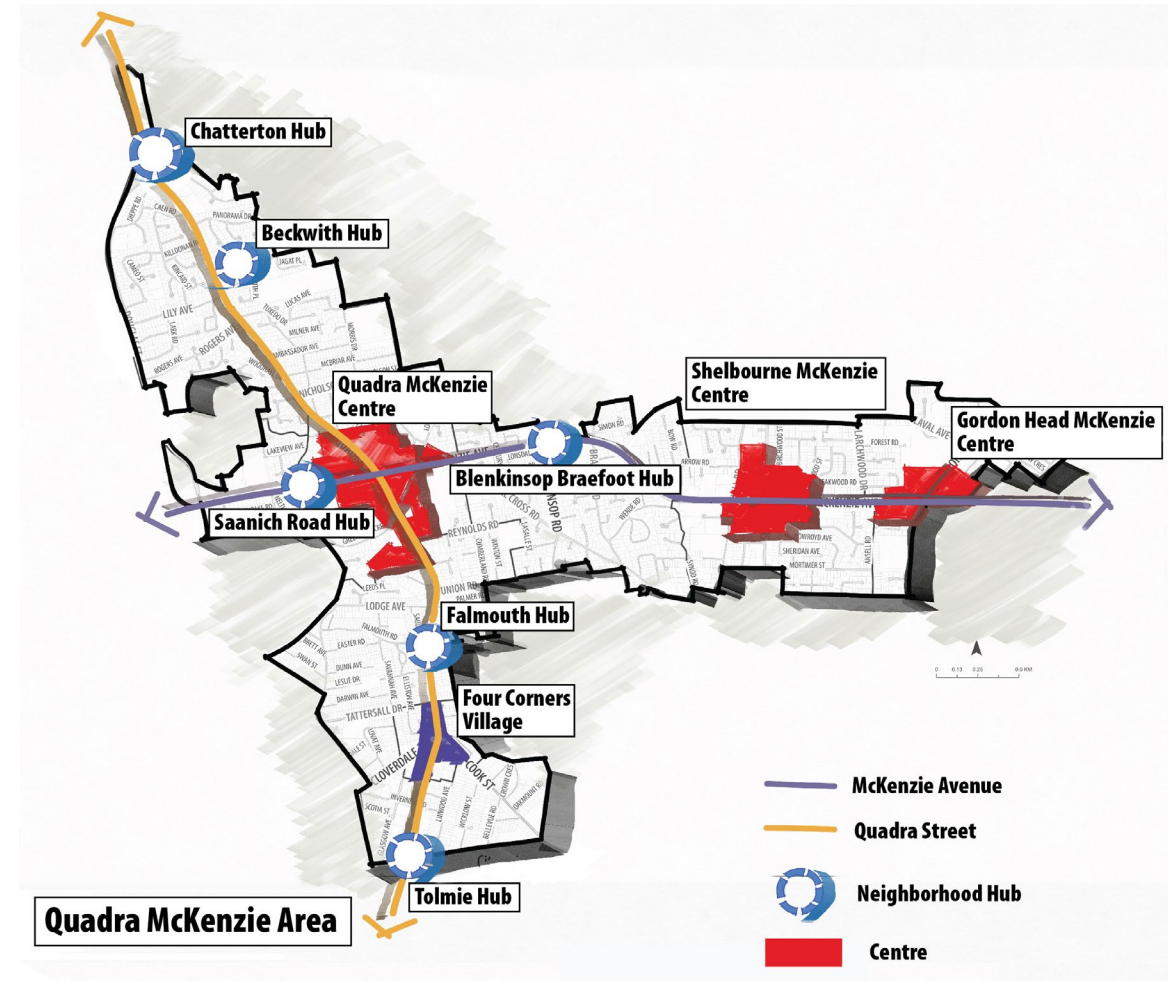
- Project Overview and Context
- Phase 2 Engagement
- Draft Plan
- Next Steps



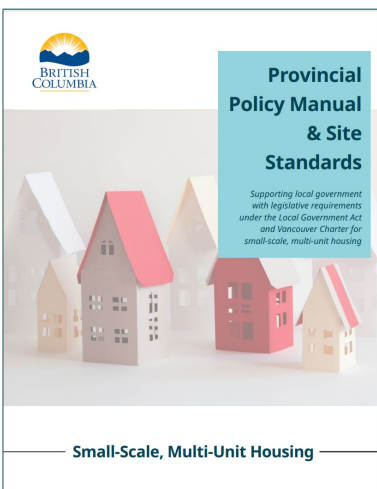
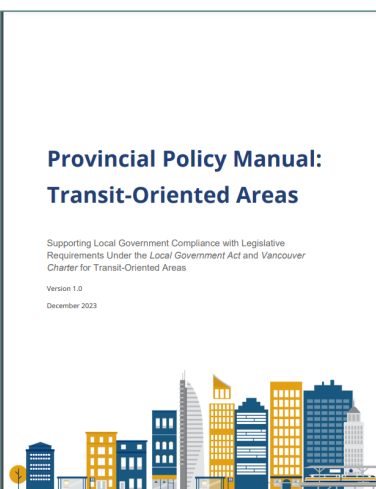
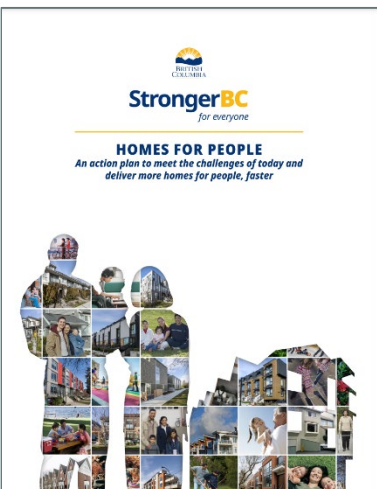
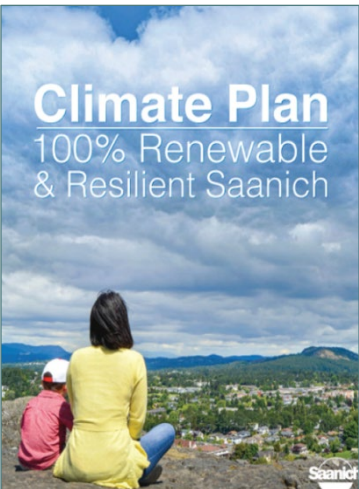
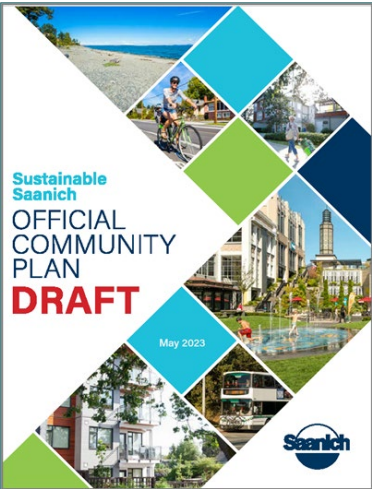
Project Overview



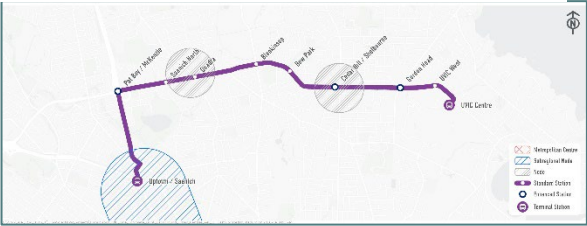
- Develop a plan to **guide growth and change over next 20 years** focused on land use and transportation.
- **Centre, Corridor and Village areas:**
 - Quadra McKenzie Centre
 - Shelbourne McKenzie Centre
 - Gordon Head McKenzie Centre (New)
 - McKenzie Corridor
 - Quadra Corridor
 - Four Corners Village
 - Hubs (New)



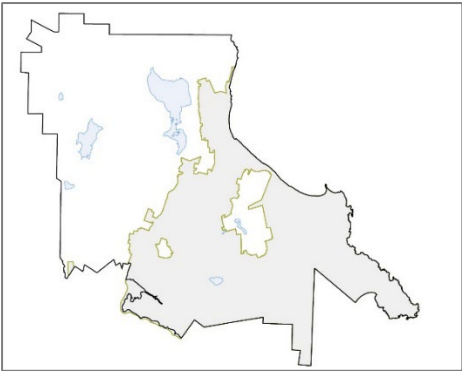
QMS Project Inputs & Influences



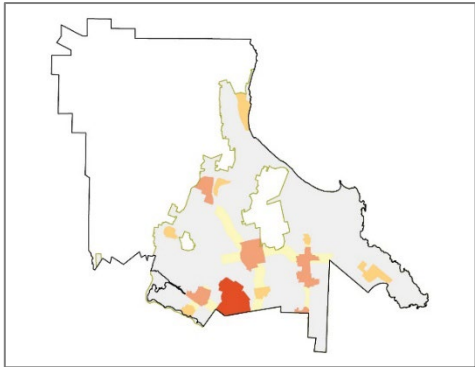
McKenzie Corridor RapidBus Study



Saanich Official Community Plan (OCP)



Maintain the Urban Containment Boundary



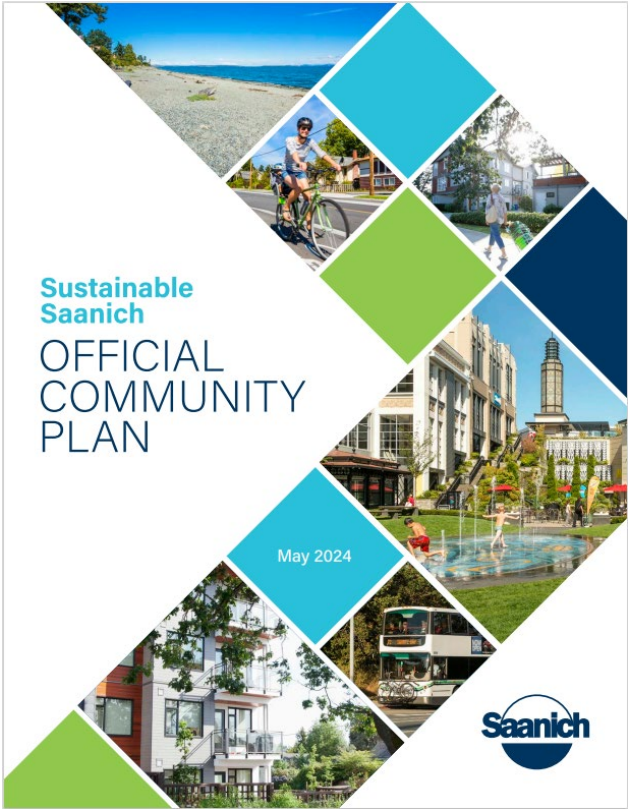
Accommodate most New Development in Primary Growth Areas



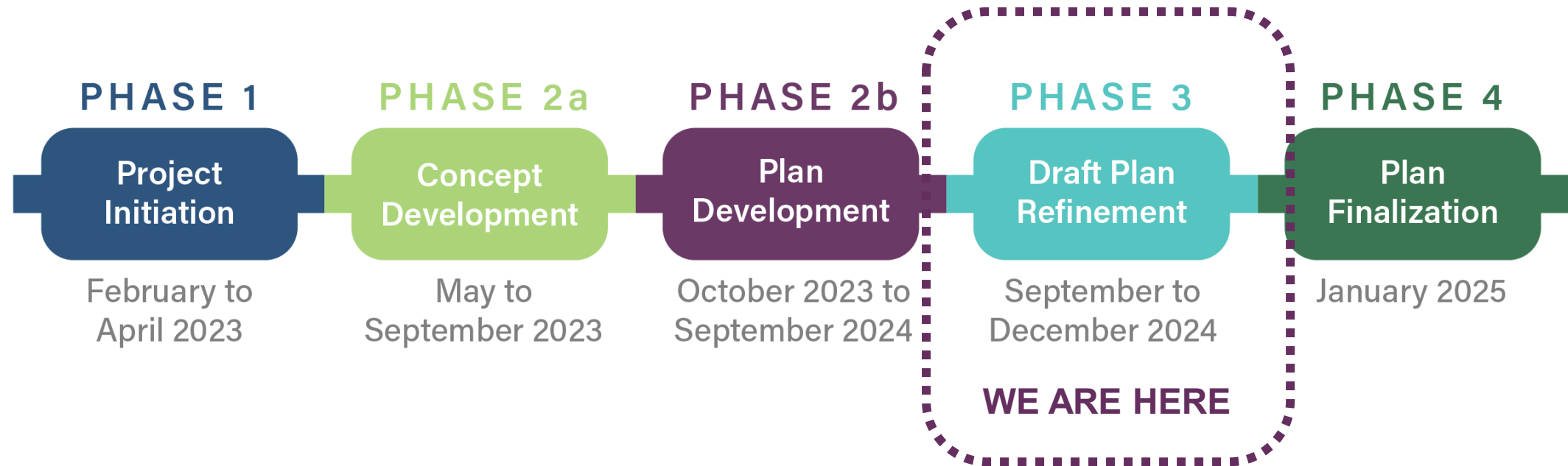
Expand Housing Diversity in Neighbourhoods



Make Saanich a 15-minute Community



Quadra McKenzie Study: Timeline



Phase 2 – Engagement Summary

- Engagement on issues/opportunities
- Feedback on land use and transportation concepts
- Phase 2 engagement – May 2023 to March 2024
 - ✓ Pop-Events (6)
 - ✓ In-person and online sessions – workshops and webinars (8)
 - ✓ Survey – online with print option and online mapping tool (2)
 - ✓ Large landowner notification
 - ✓ Targeted stakeholder interviews
 - ✓ Stakeholder meetings and webinar
 - ✓ Presentations to Community Associations



Phase 2 – Engagement Themes



Land Use

Overall acknowledgement that increasing density in Centres and along Corridors could help reduce development pressure on lower density residential neighbourhoods and natural and environmentally sensitive areas.



Transportation & Mobility

Strong support was received for a transportation and mobility plan that would help the District of Saanich meet its transportation and climate objectives.



Housing Diversity, Affordability and Supply

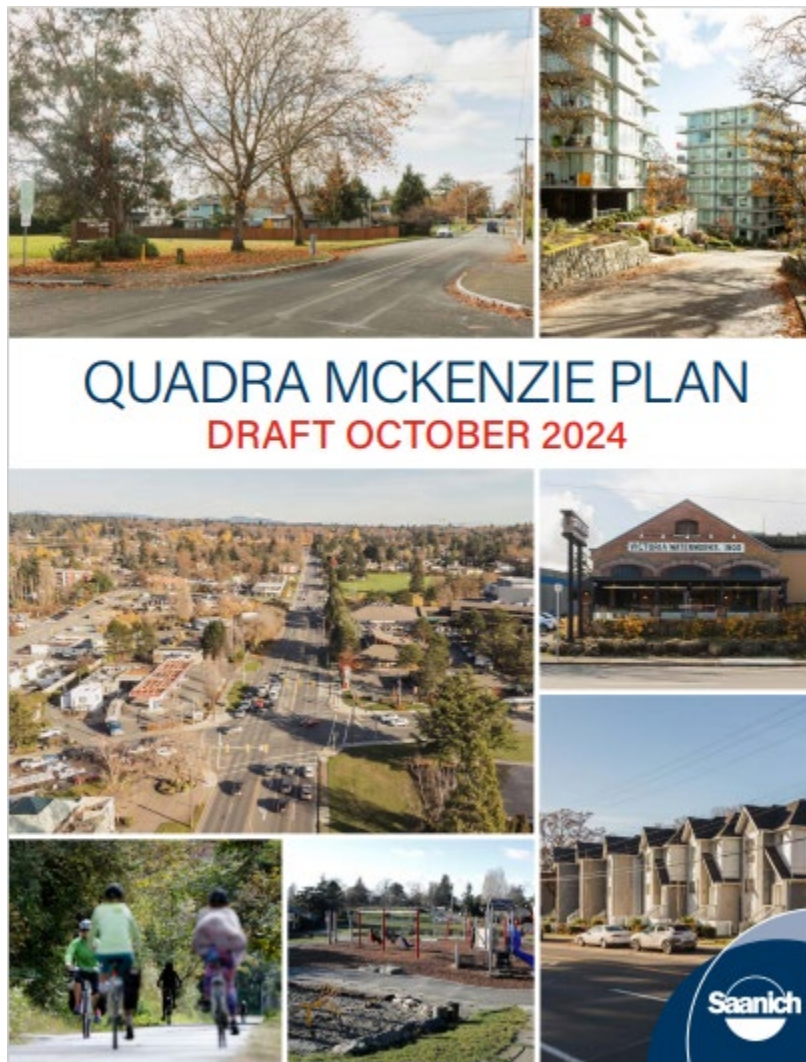
Housing affordability is a key concern among the public and other stakeholders. There is strong agreement that the Quadra McKenzie area presents a significant opportunity to increase housing diversity, affordability, and supply.



Public Realm & Open Space

Feedback highlighted that most participants agreed that connectivity between parks, open spaces, and the community is paramount.

Draft Quadra McKenzie Plan



Quadra McKenzie Plan: 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.



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.

Quadra McKenzie Plan: Key Plan Directions



1

Implement Rapid Transit on the McKenzie Corridor

Redesign McKenzie Avenue to provide high quality, efficient transit service that aligns with mixed-use commercial Hubs and active transportation options.



2

Connect the University of Victoria to urban Saanich

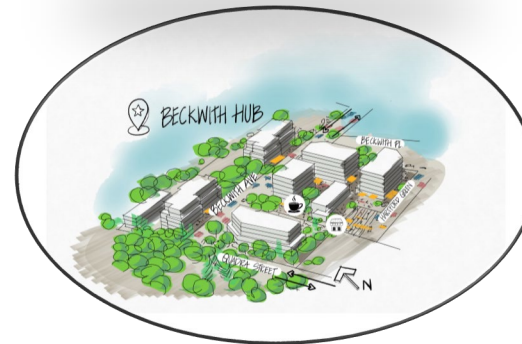
Introduce a new Centre at Gordon Head Road and McKenzie Avenue and implement land use, transportation and public realm changes that integrate the UVIC campus with Saanich.



3

Introduce Corridor Hubs to expand walkable 15-minute neighbourhoods

Support community-focused Corridor Hubs that provide commercial services, accessible public spaces and multi-modal connections to improve walkable access to daily needs.



Quadra McKenzie Plan: Key Plan Directions



4

Expand housing in locations near high frequency transit

Provide opportunities for more housing options to be located within walking distances of high frequency transit corridors to support car light living.



5

Use density incentives to obtain desired community outcomes

Trial a pilot density bonus system that incentivizes housing affordability and diversity, urban forest, environment, heritage, public realm, private amenity space and 15-minute community outcomes.



6

Provide greater housing diversity near parks

Support the integration of diverse housing opportunities near recreational parks to promote more equitable access to amenities.



Quadra McKenzie Plan: Key Plan Directions



7

Celebrate the Lochside Trail as a community asset

Enhance the role of the Lochside Trail as a community amenity, public space and regional transportation route.



8

Enhance Quadra Street as a Complete Street

Redesign Quadra Street as a complete street with enhanced transit, cycling facilities, sidewalks and treed boulevards integrated with pedestrian-oriented land uses.



9

Revitalize the Saanich Operations Centre with a greater mix of uses

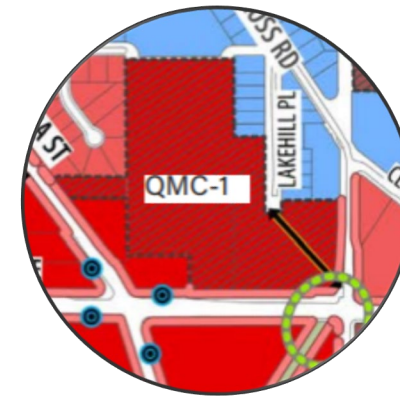
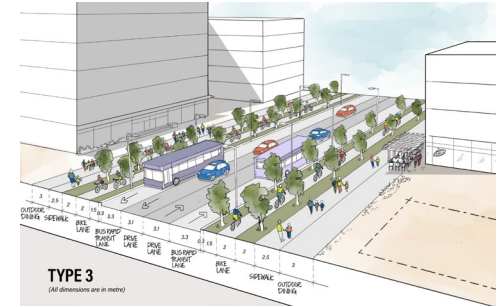
Redevelop the Saanich Operations Centre as a modern facility with a greater mix of uses and public realm improvements to serve community needs.



Land Use Framework

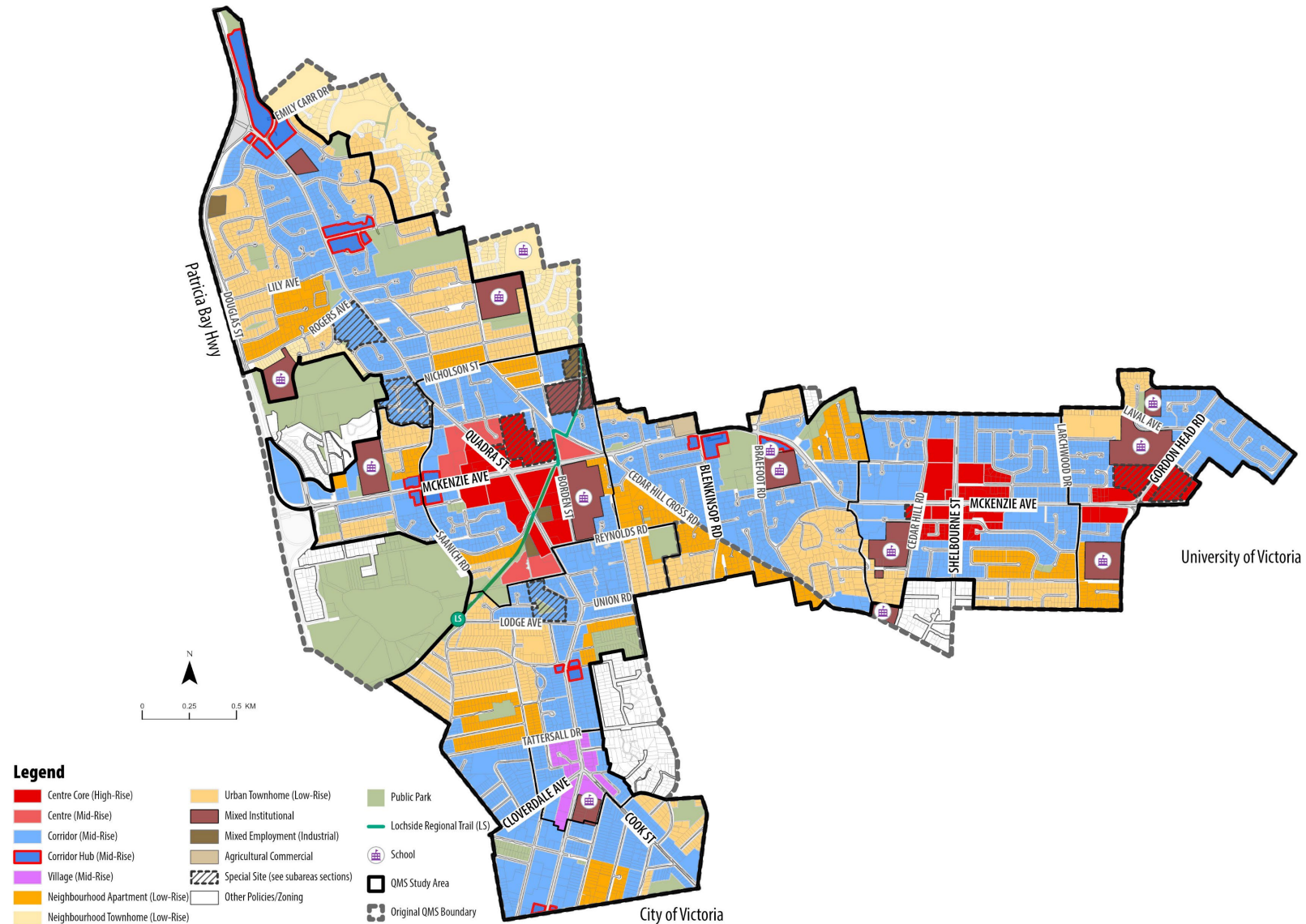


- Builds on the broader land use designations of the OCP
- Links transportation to land use with corridor design concepts for McKenzie Avenue and Quadra Street
- Special sites have been identified based on-site features (e.g. habitat areas), distinct uses and/or site complexity.
- Density Framework represents a pilot initiative that seeks to incentivize key outcomes

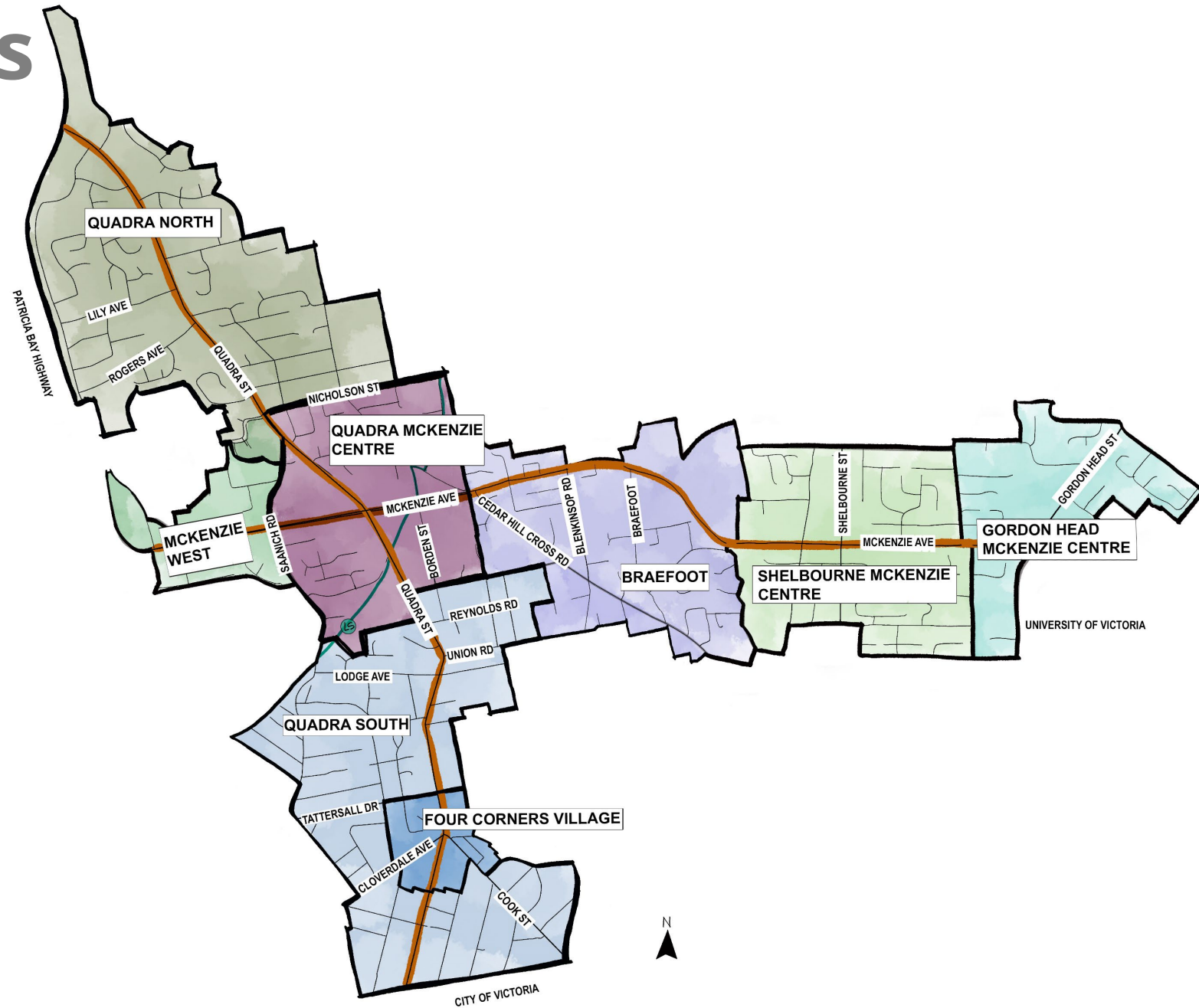


QUADRA MCKENZIE
DENSITY FRAMEWORK
Supplement to Quadra McKenzie Plan
DRAFT OCTOBER 2024

Land Use Designations



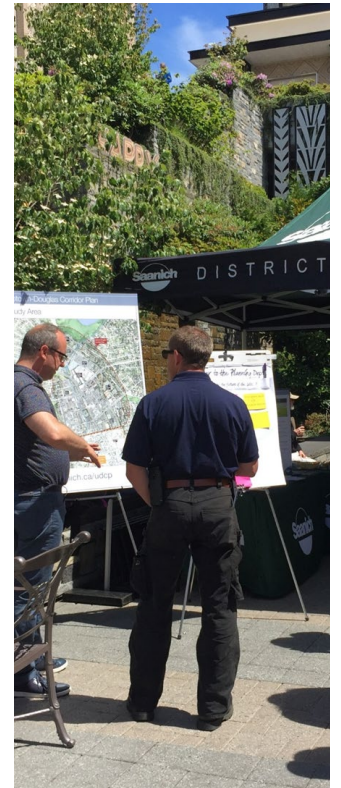
Sub Areas



Upcoming Engagement Opportunities



WHAT	WHEN	WHERE
Webinars	Wed. Oct. 30, 2024 12:00pm - 1:30pm or 6:30pm - 8:00pm	Register for webinars online at: saanich.ca/QMS
Open House #1	Sat. Nov. 2, 2024 11:00am - 3:00pm	Saanich Centre #105 - 3995 Quadra St.
Open House #2	Tues. Nov. 5, 2024 4:00pm - 8:00pm	Saanich Centre #105 - 3995 Quadra St.
Online Survey	Oct. 22, 2024 - Nov. 25, 2024	Online at: saanich.ca/QMS
Pop-up Events	Refer to webpage for locations and times at: saanich.ca/QMS	



Next Steps



- Public review of Draft Plan
- Staff analysis of public feedback and further plan refinement
- Proposed Plan presented to Council for consideration – Targeted Spring of 2025
- Public Hearing



Thank You

