

4. **QUADRA MCKENZIE VISION PLAN AND CHARETTE**

Notice of Motion from Councillor Chambers from the Council meeting of May 12, 2025.

That Council direct Staff to:

1. Organize a community-led design charrette and establish a Community Advisory Group to co-create a vision plan for the Quadra-McKenzie, including meaningful participation from residents, local businesses, and institution; and
2. Ensure the development prioritizes deeply affordable housing (inc. co-ops), protects the urban forest and green corridors, and reflects the neighbourhood's existing character, scale, and environmental values.

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## **DISCUSSION:**

The municipally-owned Quadra-McKenzie site represents a rare and significant opportunity, strategically positioned along a key transportation corridor and serving as a vital east-west connector to established residential areas like Gordon Head and Cadboro Bay, making this unique potential in the heart of a well-established neighbourhood.

However, the true uniqueness of this site extends beyond its location; it lies within the vibrant community surrounding it. This is a neighbourhood characterized by its mature trees, interconnected green spaces, charming local shops, and strong social bonds. It's a place where neighbours connect in local cafés, children still play freely on the streets, and a sense of community pride thrives.

This site represents more than just a development opportunity; it's an integral part of a living urban ecosystem. The existing mature trees, green corridors, and overall canopy cover are not merely aesthetic features – they are vital infrastructure. They naturally cool our surroundings, support a rich biodiversity, contribute to our mental well-being, and foster our connection with nature. Preserving and enhancing this urban forest is not just a desirable option; it's our fundamental responsibility.

This is a rare, once-in-a-generation chance to make a tangible difference. We can not only create genuinely affordable housing but do so in a way that deeply respects the existing natural environment and the people who call this neighbourhood home. This is an opportunity to explore innovative housing models and formats, including co-operatives and other diverse options, drawing inspiration from successful examples like the City of Vienna.

To realize this vision, we must engage in planning with the community, not in isolation. Residents are not resistant to growth; rather, they are asking for a meaningful role in shaping it. They have clearly expressed their desire for genuine and respectful engagement from the outset, not a predetermined, one-size-fits-all approach. As stewards of this land, we have a responsibility to ensure that any development here truly reflects the community's values, supports affordable housing initiatives, and safeguards the natural environment. Residents are advocating for transparency, clear communication, and a real voice in shaping their neighbourhood's future, right from the beginning of the process.

Thoughtful planning builds trust; poor planning creates division. Let's ensure we get this right!

This is our opportunity to lead with purpose - by fostering a true partnership with the community in our planning process and by safeguarding the unique qualities that make this place so special.