



Quadra McKenzie Study

McKenzie Corridor Land Use and Housing

December 2, 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 McKenzie Corridor
- Receive feedback on principles and preliminary directions
- First of a series of four workshops

Agenda



- | | |
|----------------------------------|----------------|
| 1. Welcome | 1:00 – 1:10 pm |
| 2. Staff Presentation | 1:10 – 1:45 pm |
| 3. Facilitated Table Discussions | 1:45 – 3:35 pm |
| 4. Report Out | 3:35 – 3:55 pm |
| 5. Next Steps | 3:55 – 4:00 pm |

Presentation Overview



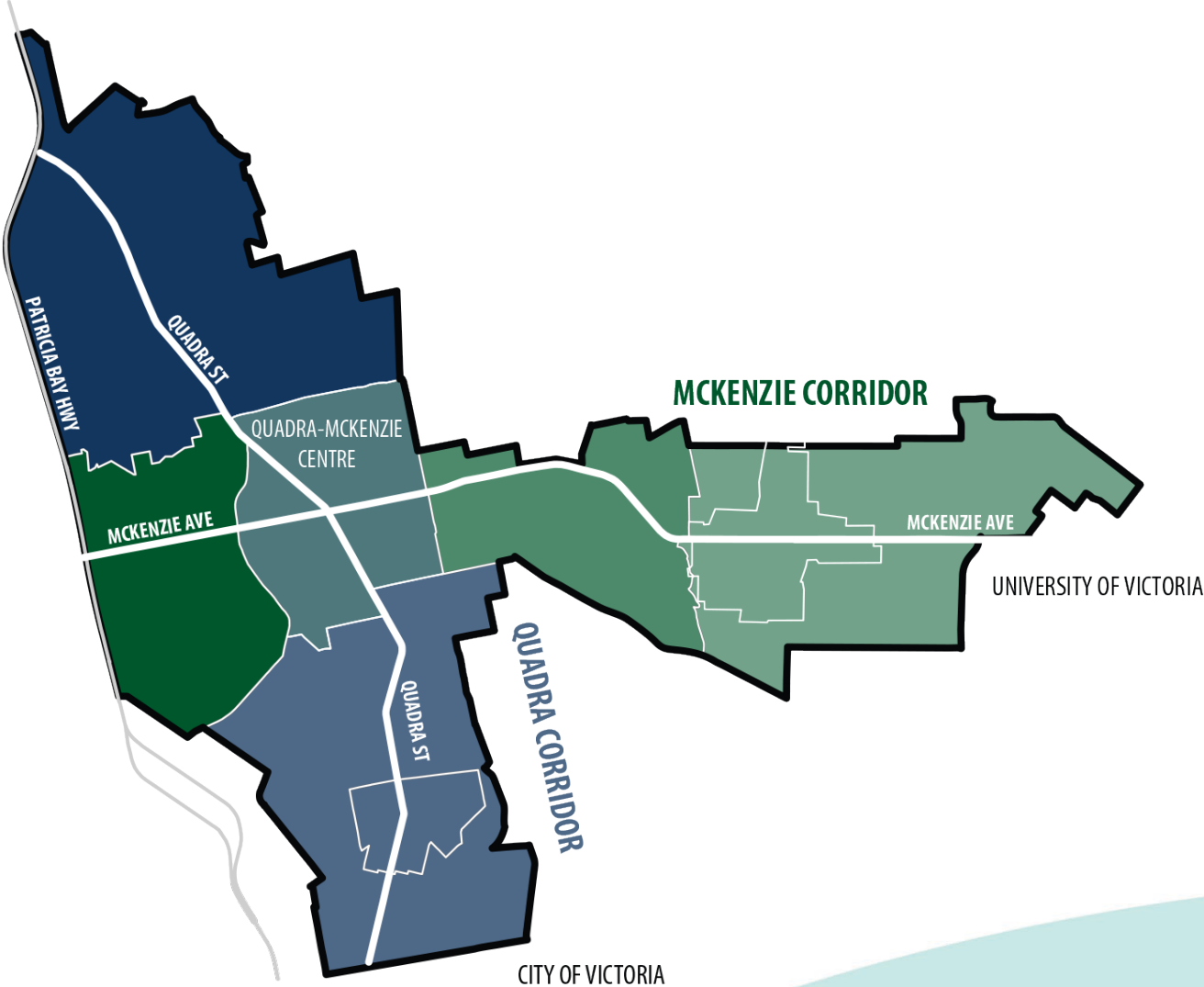
1. Quadra McKenzie Study (QMS) Overview
2. Official Community Plan and Housing Context
3. McKenzie Corridor Context
4. Workshop Primer

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



QMS Project Goals



Land Use

Implement Centre, Corridor and Village growth management framework



Transportation & Mobility

Re-design McKenzie Avenue and Quadra Street as complete streets



Housing Diversity, Affordability and Supply

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



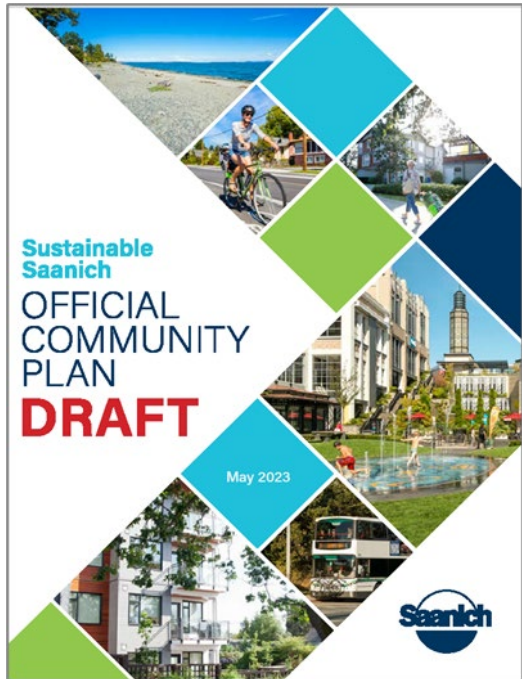
Public Realm & Open Space

Support community liveability

Project Timeline

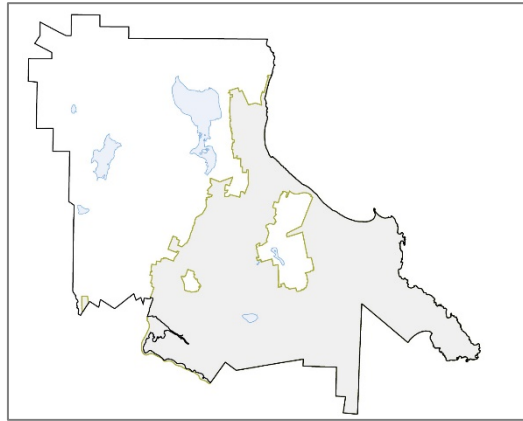


Context: Official Community Plan

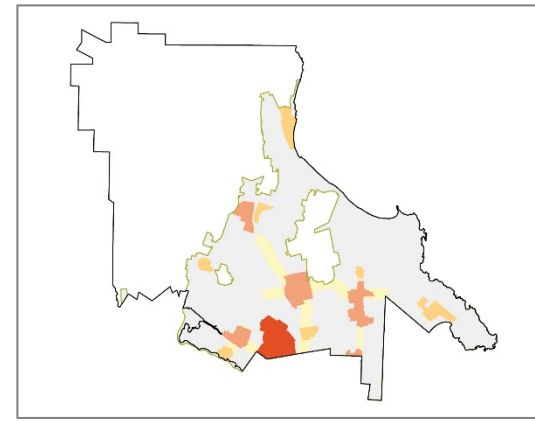


- Primary document that guides growth and change
- Long-term vision for a livable community
- Bylaw document
- Updated OCP near completion
- Overarching framework that guides District polices/plans

OCP Strategic Land Use Directions



Maintain the Urban Containment Boundary



Accommodate most New Development in Primary Growth Areas

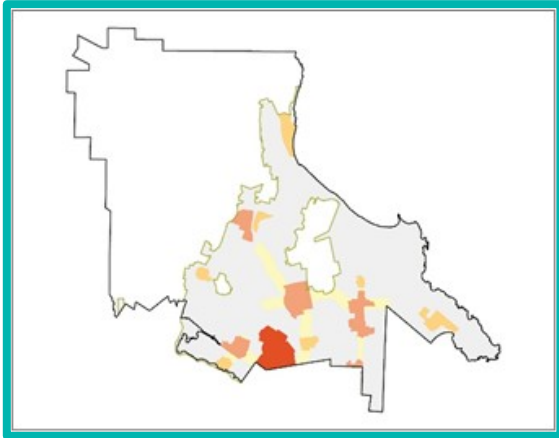


Expand Housing Diversity in Neighbourhoods



Make Saanich a 15-minute Community

Project Context – Influence of OCP



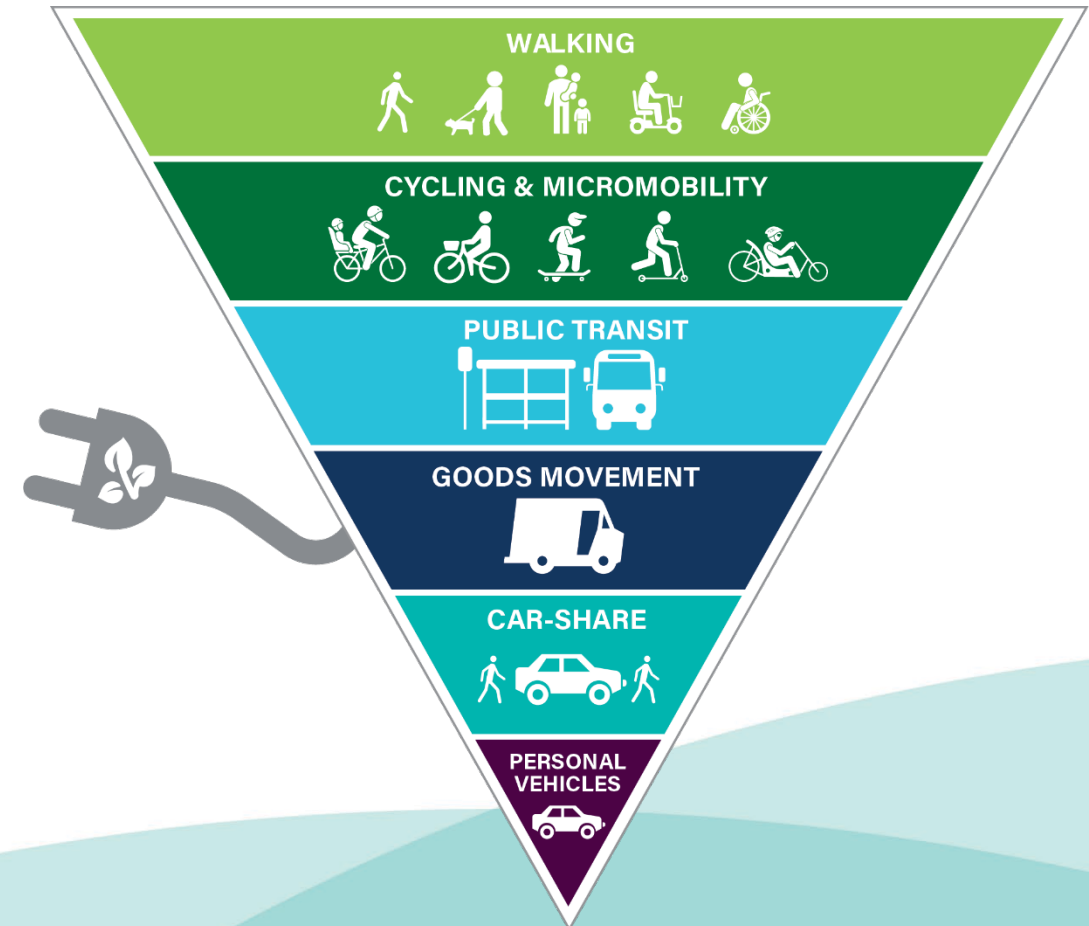
- Approximately 40% of Primary Growth Areas in Saanich fall within the Quadra McKenzie Study Area
- Projected growth of approximately 15,000 people in Saanich over the next 25 years
- Explore accommodating about 1/3 of new growth in the Quadra McKenzie Study Area
- Goal is to add units while making the community more equitable, livable and walkable



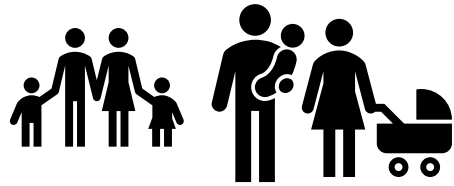
Transportation Priorities



- Integrating land use and transportation
- Creating exceptional environments for walking and cycling and taking transit to the next level
- Prioritizing modes within the transportation network based on the Mobility Priority Pyramid
- Reducing transportation-related GHG emissions by encouraging a shift to sustainable transportation options.
- Implementing Vision Zero



Project Context – Housing Stats



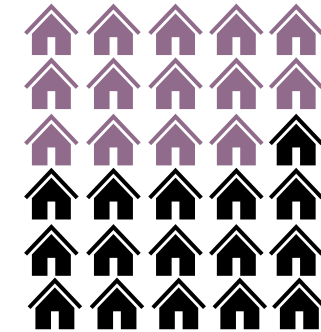
1,815 households live in homes not suitable for their size¹



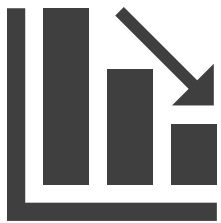
Low rental vacancy rate
1.6%²



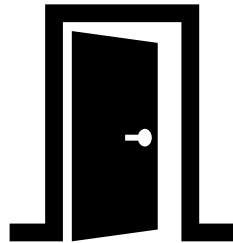
High job vacancies may point to a lack of housing for workers



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

Housing Strategy Focus Areas



1. Increase affordable and supportive housing



2. Promote and protect rental housing



3. Support housing diversity and increase supply



4. Reduce barriers to housing development



5. Strengthen partnerships



6. Enhance community engagement



7. Understand housing demand and address land speculation



Provincial Housing Directions



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



Provincial Housing Targets - Totals



Provincial housing targets for Saanich 2023-2028

4,610 net new units total

440 units	year one
601 units	year two
841 units	year three
1,163 units	year four
1,565 units	year five

1,365
net new units
were completed
in Saanich
between
2018-2022.

Saanich



Provincial Housing Targets - Types



Provincial housing guidelines for Saanich



4,610 net new units over five years

1,161 units 
below market rate

Types of units
3,001 Studio/1-bedroom
780 2-bedroom
828 3-bedroom

 **2,495**
Rental units

131 Supportive housing units 

HOUSING



Small-scale Multi-unit Housing



Intent: To end exclusionary zoning 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





McKenzie Corridor

McKenzie Corridor - Considerations



- Future Rapid Transit Corridor
- Provincial Transit-Oriented Development Guidelines
- Key connection to University of Victoria
- Expanding walkable access to services, amenities and parks
- Addressing Housing Needs
- New major planned developments including:
 - Ian Stewart Property Redevelopment (UVic-owned)
 - Saanich Operations Centre

CORRIDOR



LAND USE



HOUSING



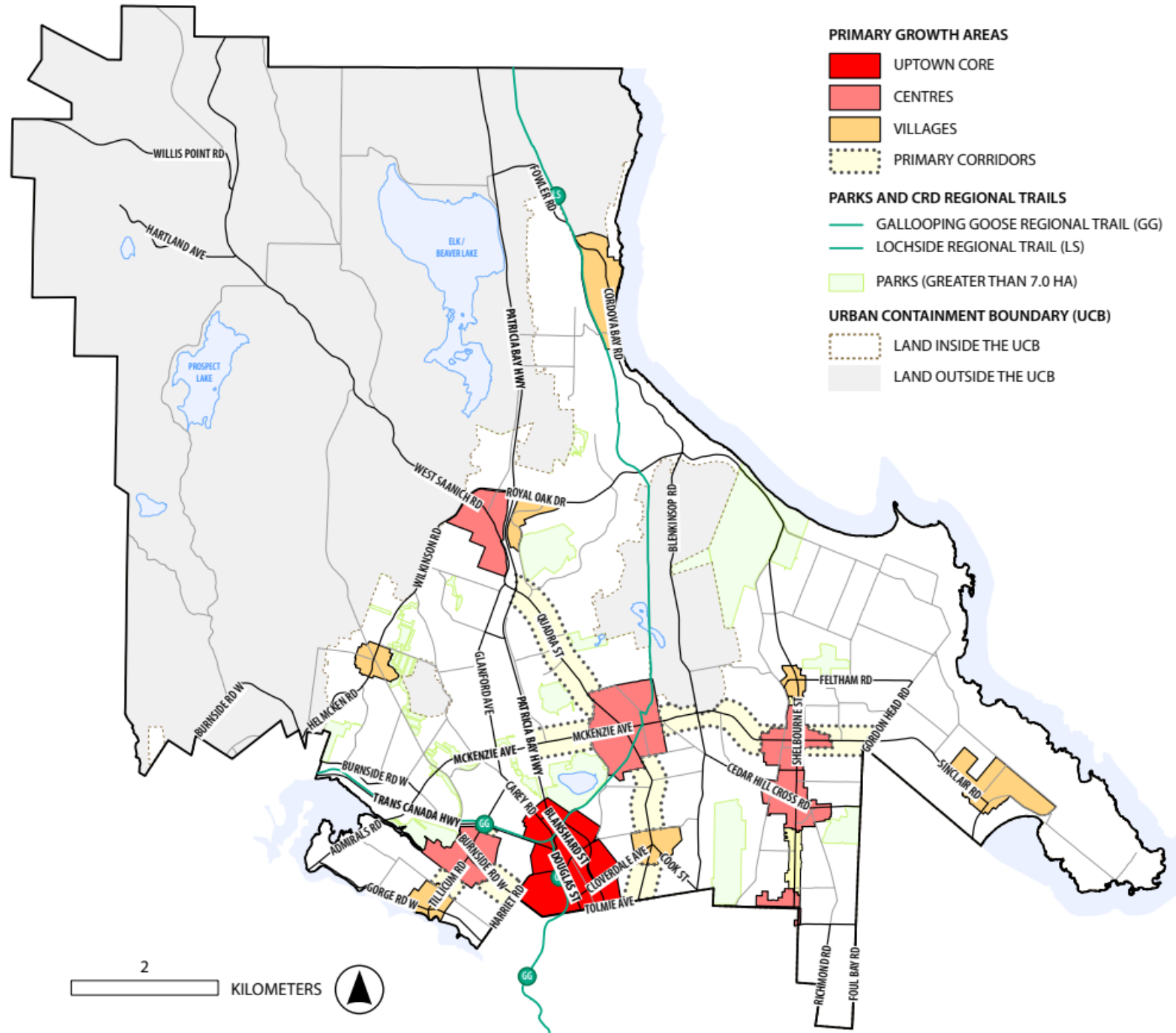
TRANSPORTATION



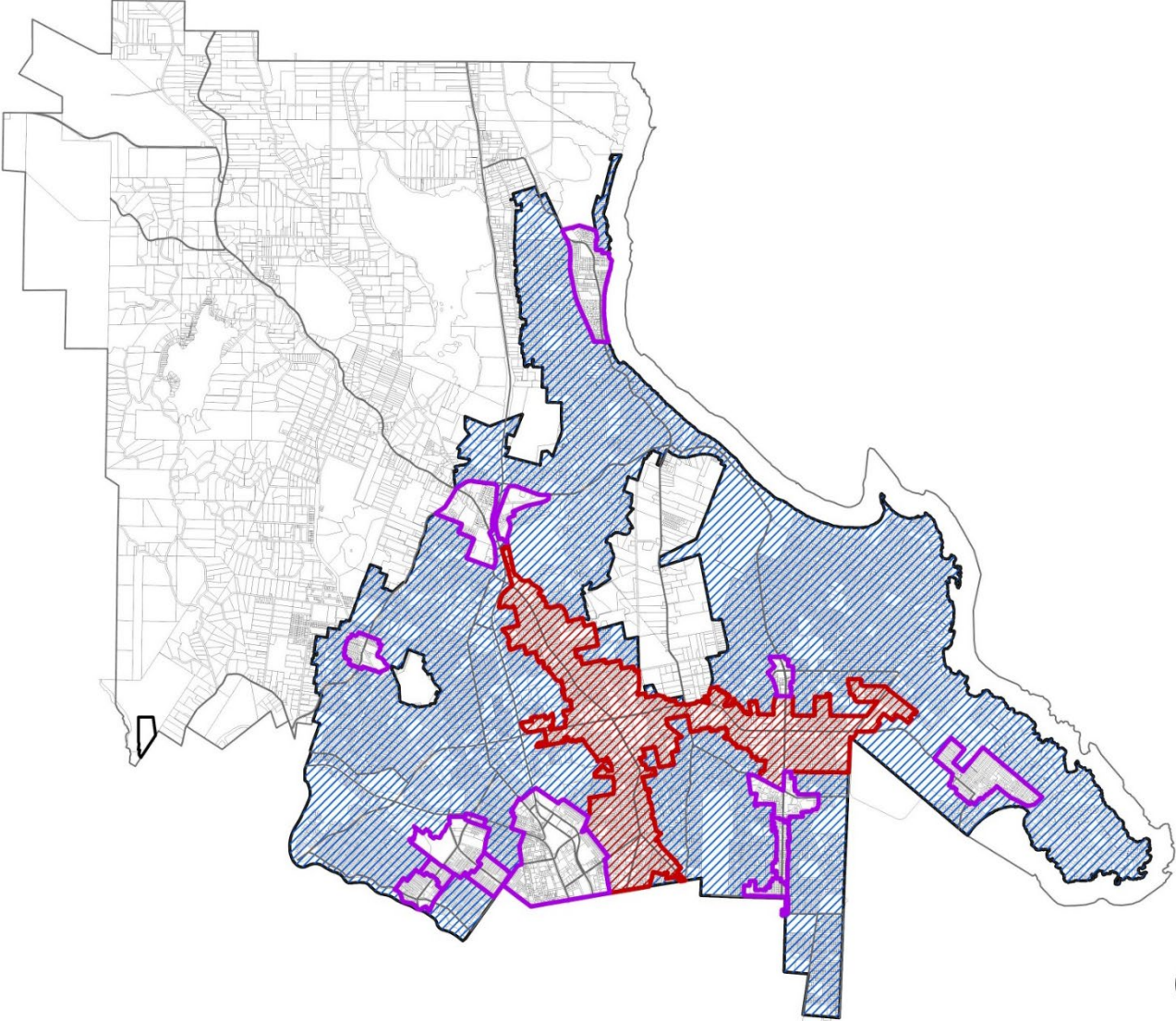
PUBLIC REALM



Centre, Corridor and Village Framework



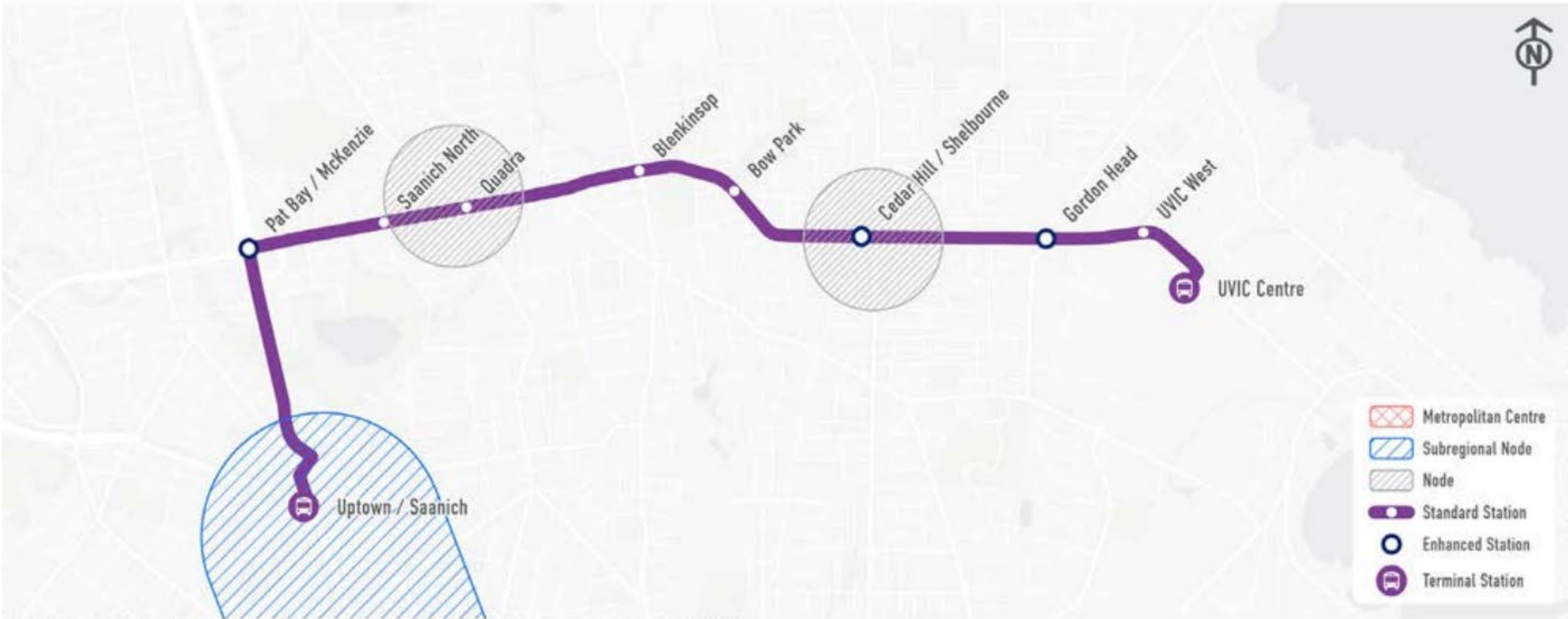
QMS and Neighbourhood Homes



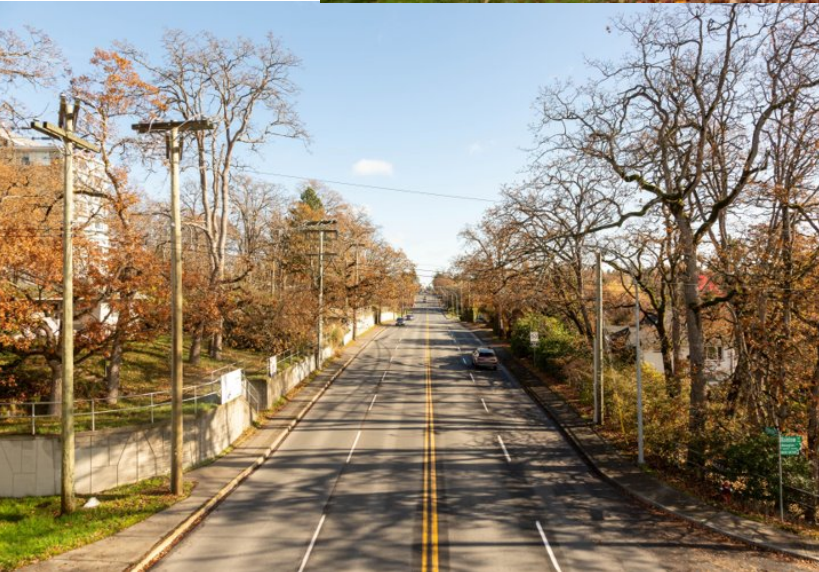
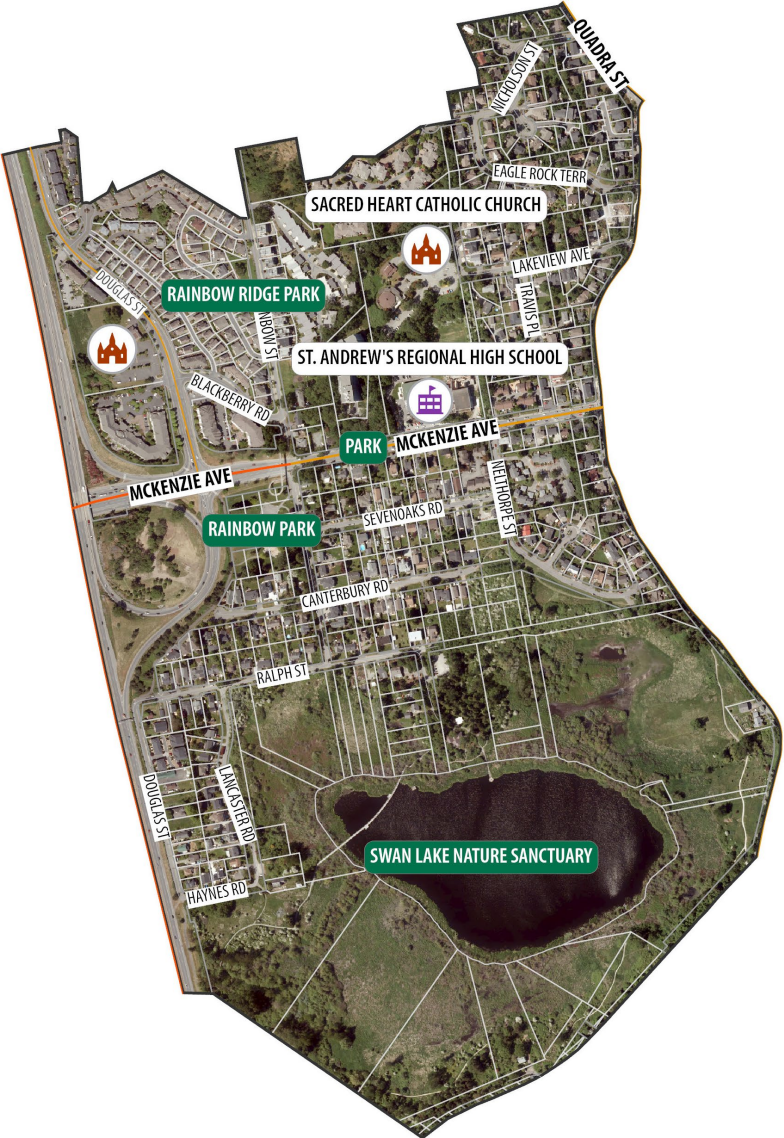
Legend

-  UCB Boundary
-  Preliminary QMS Land Designations Boundary
-  Primary Growth Areas
-  Neighbourhood Homes

Rapid Transit Station Locations



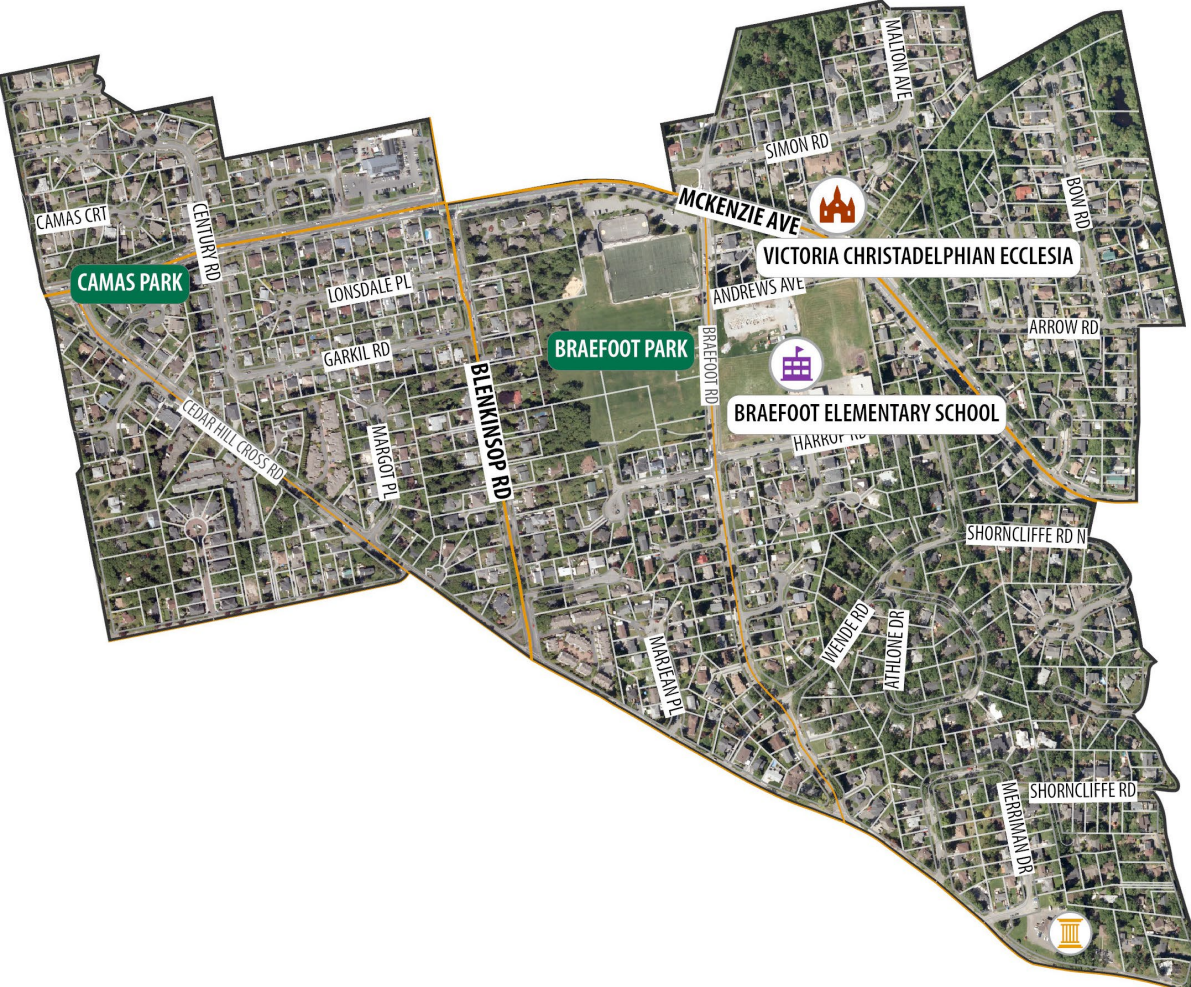
McKenzie West



Quadra-McKenzie Centre



Braefoot



University





Workshop Primer

Topics of Discussion



- Where should new housing and jobs be focused?
- Location of new community hubs along Corridors to provide increase walkable access to services and amenities
- What land use and density will be in Transit-oriented development areas?
- What Improvements are needed to parks, trails and open spaces?
- Are there unique objectives for each sub-area?



Today's Workshop



- Three separate topics / table discussions
- Facilitated by staff
- World café style
- Each group will build on the last groups work

Today's Workshop



- 30 minutes per topic
- Break included
- Help yourself to refreshments
- Staff from a variety of departments to help you
- Please engage respectfully

Break out Topics



- **Topic 1: Overall Corridor Land Use Framework**
- **Topic 2: University Sub-Area / Braefoot**
- **Topic 3: Quadra McKenzie Centre Sub-Area / McKenzie West**



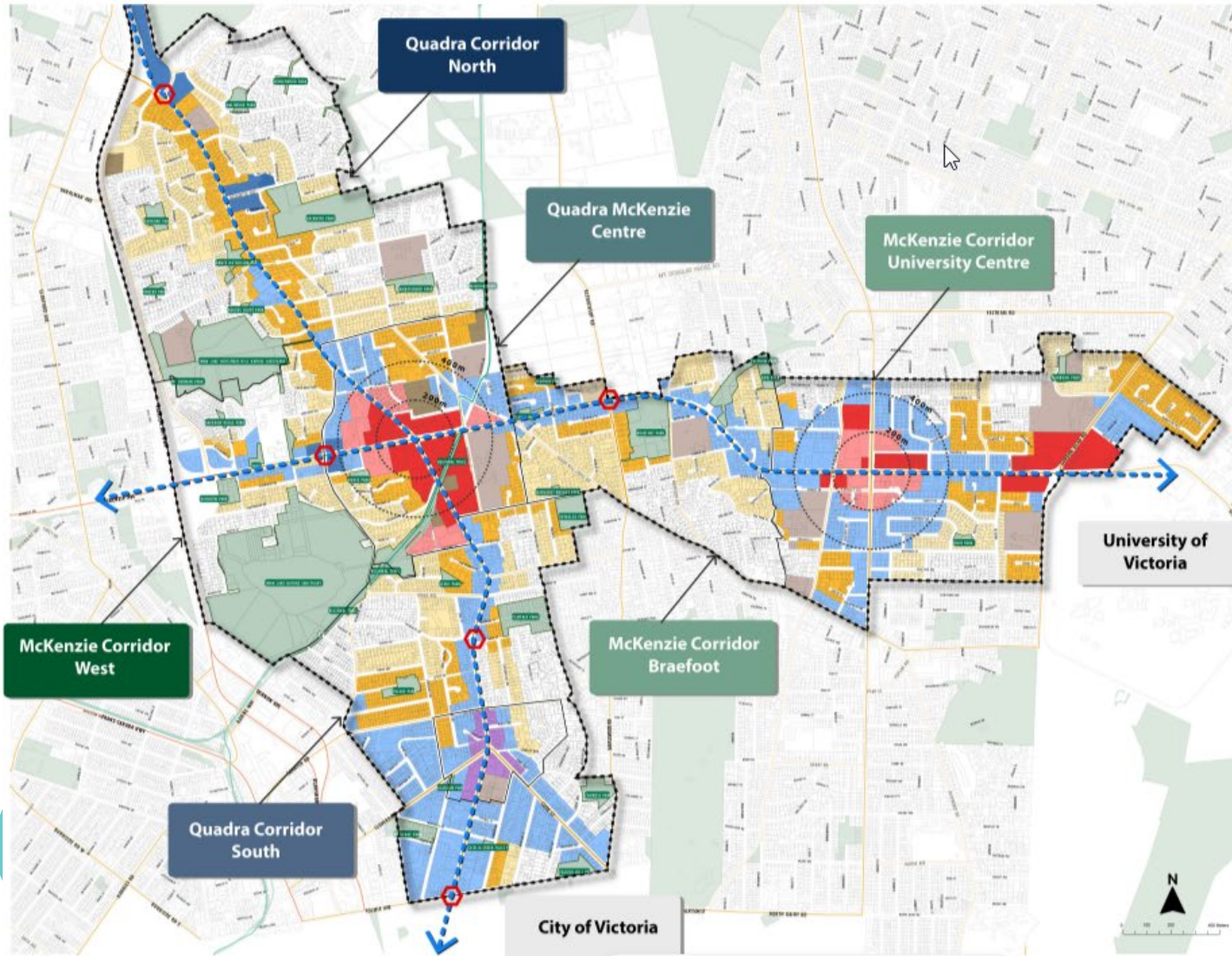
Principles for Land Use Designations



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



Land Use



Legend

Building Typology

- Centre-Core (High-Rise) 1 2-1 8
- Centre (Mid-Rise) 1 2
- Neighborhood Apartment (Low-Rise) 3-4
- Neighborhood Townhome (Low-Rise) 3
- Village-Core (Mid-Rise) 5-1 1
- Corridor Hub (Mid-Rise) 6-8
- Corridor (Mid-Rise) 6
- Mixed Institutional
- Mixed Employment (Industrial) 4-6
- Agricultural Commercial

Boundary

- QMS Sub Areas

Trails and Roads

- Highway
- Major
- Collector
- Residential
- Private
- Galloping Goose Regional Trail (GG)
- Lochside Regional Trail (LS)

General

- Parcels
- Hubs (for consideration)
- Park
- Transit Exchange Buffers

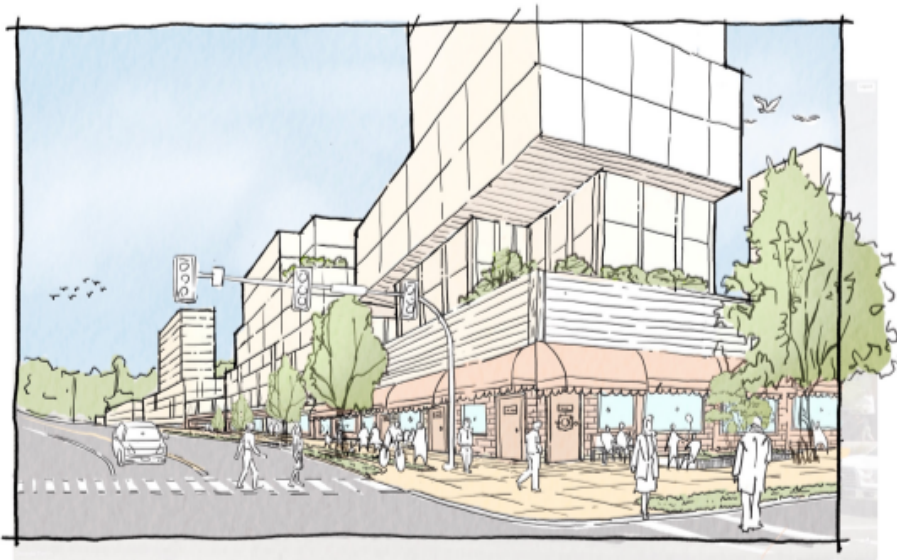
Land Use Designations



Centre Core (Mixed High-rise)

This large site redevelopment at Quadra McKenzie Centre will offer a variety of buildings, heights and typologies. It will include mixed-use multi-unit residential and commercial buildings between 6- and 18-storeys with ground-oriented units framing south Quadra and Reynolds.

Open space at corner of Quadra/Reynolds (public plaza) and connecting to a smaller plaza in the centre of the site. Lochside Regional Trail adds connector to / through the site to the school and back up to Borden / McKenzie.



Looking northwest along Quadra Street towards the Lumberworld site

Centre Core (Mixed High-rise)

Intent

To establish a lively and walkable urban mixed-use core that introduces a broad range of community and regional services, including commercial, office and retail, and provides significant employment and housing opportunities supported by high-quality urban design and engaging public spaces, frequent transit, and sustainable infrastructure.

Use

Predominantly multi-unit residential, commercial mixed-use, or commercial, limited opportunity for light/ultra-light industrial, and significant park/public open spaces.

Building Type and Form

High-rise multi-unit residential and commercial mixed-use buildings. Mid-Rise buildings supported for large site redevelopment (see Proposed Land Use Framework Map).

Street Interface

Large sites should include a variety of building forms to break up sites, provide new access, accommodate public open space and activate multiple frontages. Residential buildings should include ground-oriented units with direct access, frontages, and views to the street or lane. Street-level commercial units should provide a range of smaller frontages that animate the street. Buildings fronting the Lochside Regional Trail should be set back to enable safe access and an engaging interface.

Height (storeys) Base | Maximum

Mid-rise: 6 | 11 High-rise: 6 | 18

On larger sites, a range of building heights is desirable to enable transitions, responding to multiple frontage contexts and site compositions.

Density (FSR) and Density Bonusing

TBD - to align with the new Provincial legislation for Transit Oriented Development.

Land Use Designations



Centre (Mid-/High-Rise)

This typology will be found in the Quadra McKenzie Centre Sub-Area - located along Quadra street - north of McKenzie Avenue will offer an animated and walkable urban environment, providing significant commercial (office and retail), employment, and housing opportunities supported by high-quality urban design and engaging public spaces, frequent transit, and sustainable infrastructure.

This typology will include mixed-use, multi-unit residential and commercial development between 6- and 18-storeys.



Centre (Mid- / High-Rise)

Use	Predominantly multi-unit residential and commercial mixed-use, with consideration of live/work units at grade with integration of public open spaces.
Building Type and Form	High-Rise multi-unit residential and commercial mixed-use buildings. Mid-Rise buildings supported for large site redevelopment (see Proposed Land Use Framework Map).
Street Interface	A mix of High-and Mid-Rise mixed-use commercial and residential buildings with active commercial frontages at grade. Residential buildings should include ground-oriented units with direct access, frontages, and views to the street or lane. Street-level commercial units should provide a range of smaller frontages that animate the street.
Height (storeys) Base Maximum	Mid-Rise: 6 11 High-Rise: 12
Density (FSR) and Density Bonusing	TBD - to align with the new Provincial legislation for Transit Oriented Development.

Land Use Designations



Corridor (Mid-Rise)

This typology will be found in the Braefoot Sub-Area, east of Braefoot Secondary and the overpass on the north side will establish well-connected corridors that introduce a broad range of housing opportunities supported by local-serving retail, amenities, quality urban design and public open spaces and serviced with frequent transit and sustainable infrastructure

This typology will include 6-storey, Mid-Rise residential along McKenzie Avenue with a focus on tree preservation. It will be found predominately along the McKenzie and Quadra Corridors, connecting to Centres, Villages and Hubs.



Corridor (Mid-Rise)

Use

Predominantly multi-unit residential, with consideration for commercial-retail or live/work units at grade, and complemented with park/public open spaces

Building Type and Form

Mid-rise multi-unit residential with ground-oriented residential encouraged. Multiple building forms including apartment, townhouse and stacked townhouse are encouraged on larger and/or challenging sites (frontage, topography, access, etc.).

Street Interface

A mix of mid-rise multi-unit residential buildings with ground oriented residential encouraged. Ground oriented units should have direct access, frontage and views to the street or lane. Street-level commercial units should provide a range of smaller frontages that animate the street.

Height (storeys) Base | Maximum

Corridor: 6 Corridor Hub: 6 | 8

Density (FSR) and Density Bonusing

TBD

Land Use Designations



Neighbourhood Apartment

This typology will be found on the periphery of urban mixed-use areas that are walkable and well-connected to core services and amenities, frequent transit, parks, and public open spaces.

This typology will be up to 4 storeys in height with a mix of multi-unit residential forms and limited opportunities for ground floor commercial.



Neighbourhood Apartment (Low-rise)

Intent

To establish new housing opportunities on the periphery of urban mixed-use areas that are walkable and well-connected to core services and amenities, frequent transit, parks, and public open spaces.

Use

Predominantly multi-unit residential. Limited opportunities for commercial mixed-use and the integration of public open spaces.

Building Type and Form

Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing.

Street Interface

Residential buildings should include ground oriented units with direct access, frontage and views to the street or lane. Commercial units at grade should provide a range of small frontages that animate the street.

Height (storeys) Base | Maximum

Low-rise: 3 | 4

Density (FSR) and Density Bonusing

TBD

Land Use Designations



Neighbourhood Townhome

This typology will be generally found in transition areas between corridors and townhomes.

This typology will be up to 4 storeys in height with a mix of multi-unit residential forms and limited opportunities for ground floor commercial.



Looking northwest along Quadra St - Intersection of Quadra St and Panorama Dr

Neighbourhood Townhome (Low-rise)

Intent

To create a variety of housing choices in low-rise transition areas near Centres, Villages and Corridors that offer connections to urban services and access to transit and public open spaces.

Use

Predominantly multi-unit residential with consideration of live/work units at grade.

Building Type and Form

Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing.

Street Interface

Residential buildings should include ground oriented units with direct access, frontage and views to the street or lane.

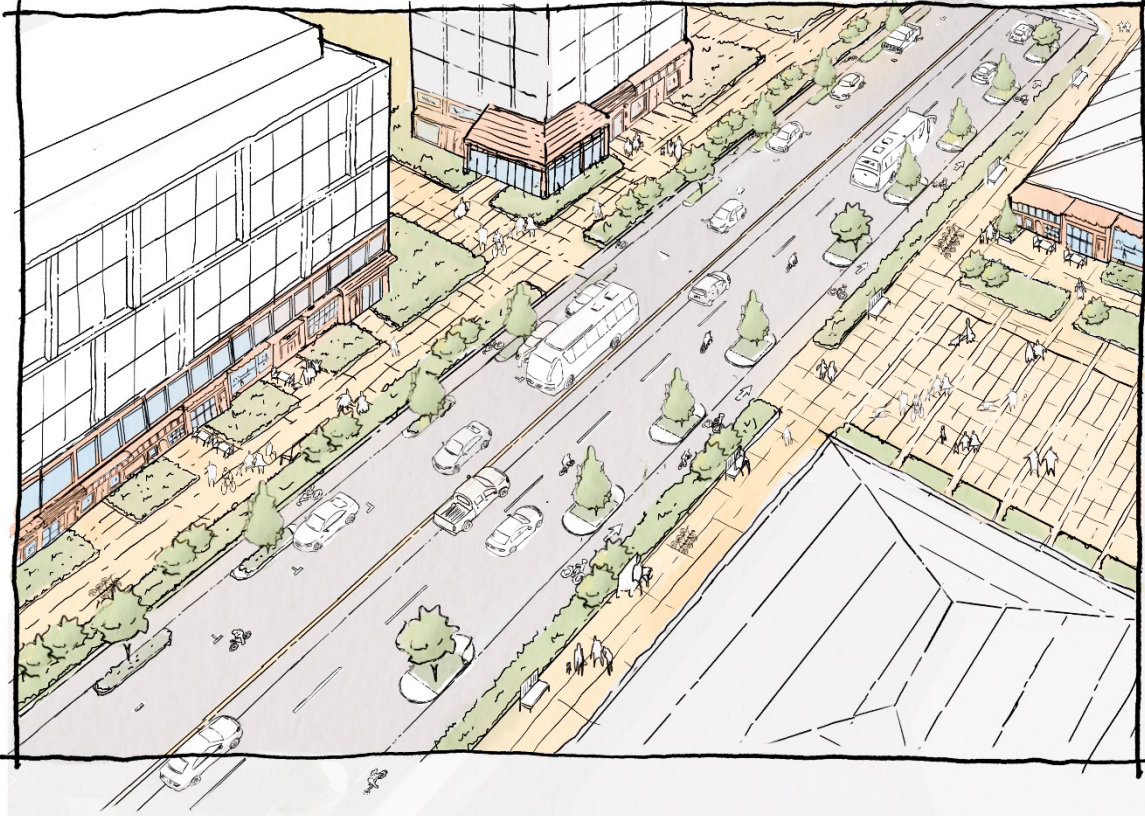
Height (storeys) Base | Maximum

Low-rise: 3-storeys

Density (FSR) and Density Bonusing

TBD

Visualizations



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 and trying to establish a framework for change that is durable and progressive
- Concepts are preliminary and completely open for discussion and change
- Climate and Housing crises are urgent and require immediate attention
- We have follow-up sessions on January 20 (Transportation) and January 27 (Land Use) to deal with unresolved issues



Next Steps + Upcoming Engagement Opportunities

Coming Up



- Saturday, December 9
Quadra Corridor Land Use And Housing Workshop
1-4 pm Reynolds School
- **Online Feedback Opportunities** available at
Saanich.ca/QMS
- **Workshops in January**
January 20 – Transportation and Mobility
January 27 – Land Use Follow-up

