

# Workshop Overview



## Why are we here?

As the District works through the Quadra McKenzie Study process, we are looking for input, ideas, and feedback from community members to help shape the plan that will help guide growth and change in the area over the next 20 to 25 years.

This series of interactive workshop sessions has been designed to share information about and gather input and feedback on the draft goals, objectives and preliminary concepts for the Quadra McKenzie Study area, including:

- Preliminary Land Use Frameworks and Options
- Complete Street Cross-Sections
- Preliminary Built Form Typologies



## Key Areas for Discussion

Key topic areas that we will be exploring in more detail during these workshops include:



Identifying the locations for new housing options in the area.



Designing corridors to support sustainable transportation options.



Providing walkable access to community amenities and services.



Identifying how the redevelopment of major sites can contribute to the area.

# Project Overview



## What is the Quadra McKenzie Study?

The Quadra McKenzie Study (QMS) will result in a plan to promote sustainable land use and accommodate new housing and employment growth within well designed Centres, Corridors and Villages (CCV). This plan, primarily focused on the integral relationship between land use and transportation, will help guide change in the area over the next 20-25 years.

The Quadra McKenzie Study includes the following Centre, Corridor, and Village areas:

- Quadra-McKenzie Centre
- University Centre
- Quadra Corridor
- McKenzie Corridor
- Four Corners Village

These areas are envisioned to be vibrant, walkable Centres and Villages linked by Corridors with frequent transit service, and all ages and abilities cycling and walking facilities. The QMS will result in a plan for the area that will shape the homes we build, the streets we travel on, the parks we play in, and the neighbourhoods we live in.

## QMS Project Timeline

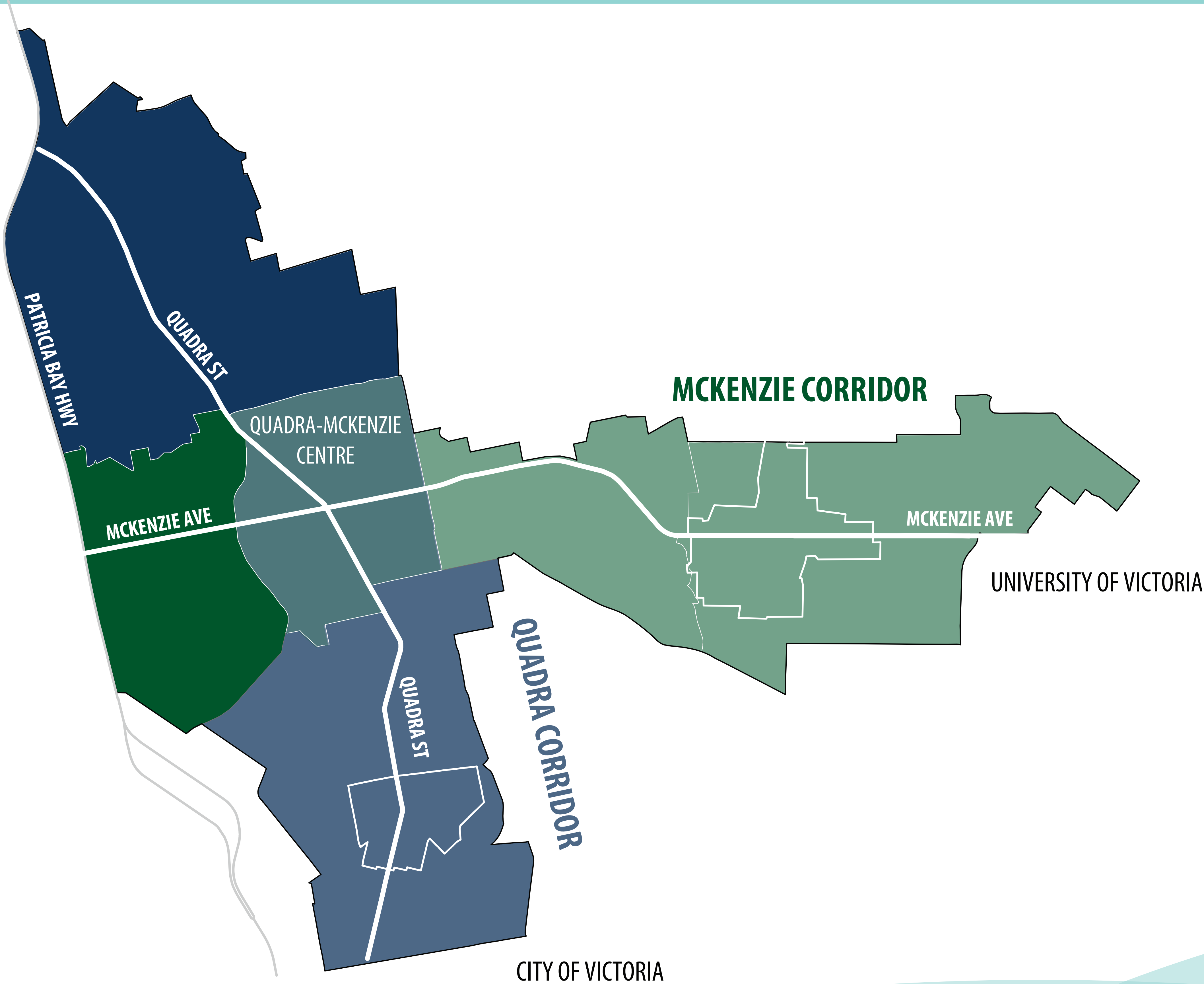
The QMS Plan will be developed over 4 phases, with opportunities for engagement at each phase. The draft Plan will be presented to Council in winter 2024.



### The key objectives of this phase are to:

- Draft and refine early planning and design concepts, including:
  - Land use scenario maps & designations
  - Complete street cross sections
  - Built form typologies
- Confirm the QMS goal statements
- Better understand the challenges and opportunities related to land use, housing, transportation, and public realm in the area
- Conduct additional technical analysis

# Quadra McKenzie Study Area



# Project Goals & Objectives



## Housing Diversity, Affordability & Supply

### Goal

To focus the majority of new housing growth within the Quadra McKenzie Centre, University Centre, Four Corners Village, and along the Quadra and McKenzie Corridors, where a variety of housing forms and tenures can be delivered in locations with convenient access to transit, active transportation, amenities and local serving shops.

### Objectives

Develop a housing-centric land use framework that encourages new housing forms, tenures and greater supply, with an emphasis on walkable neighbourhoods and support of Official Community Plan objectives.

Contribute to addressing community housing affordability through working with non-profit housing providers, supporting the creation of non-market and below market housing and promoting the retention and renewal of existing multi-unit residential buildings.

Support the creation of social infrastructure (i.e. public open spaces, daycares, etc.) in alignment the provision of new housing, with a focus on equity and inclusion.

Develop housing policies to align with the District of Saanich Housing Strategy and that enable housing diversity, affordability and supply.

\*Note that while these goals and objectives were approved by Council, there is latitude to refine or add to them.



# Project Goals & Objectives



## Land Use

### Goal

To implement the Centre, Corridor and Village growth management framework to build compact, liveable, accessible, sustainable and climate resilient communities with places to live, work, come together, and move around.

### Objectives

Expand housing and employment opportunities, focusing the greatest building height and densities within the Quadra McKenzie Centre, University Centre and Four Corners Village, and along Corridors, near future RapidBus stations, and commercial hubs.

Transition down the scale of buildings in height and density from higher density growth areas to smaller scale residential infill at the periphery of a Corridor and edges of Centres and Villages.

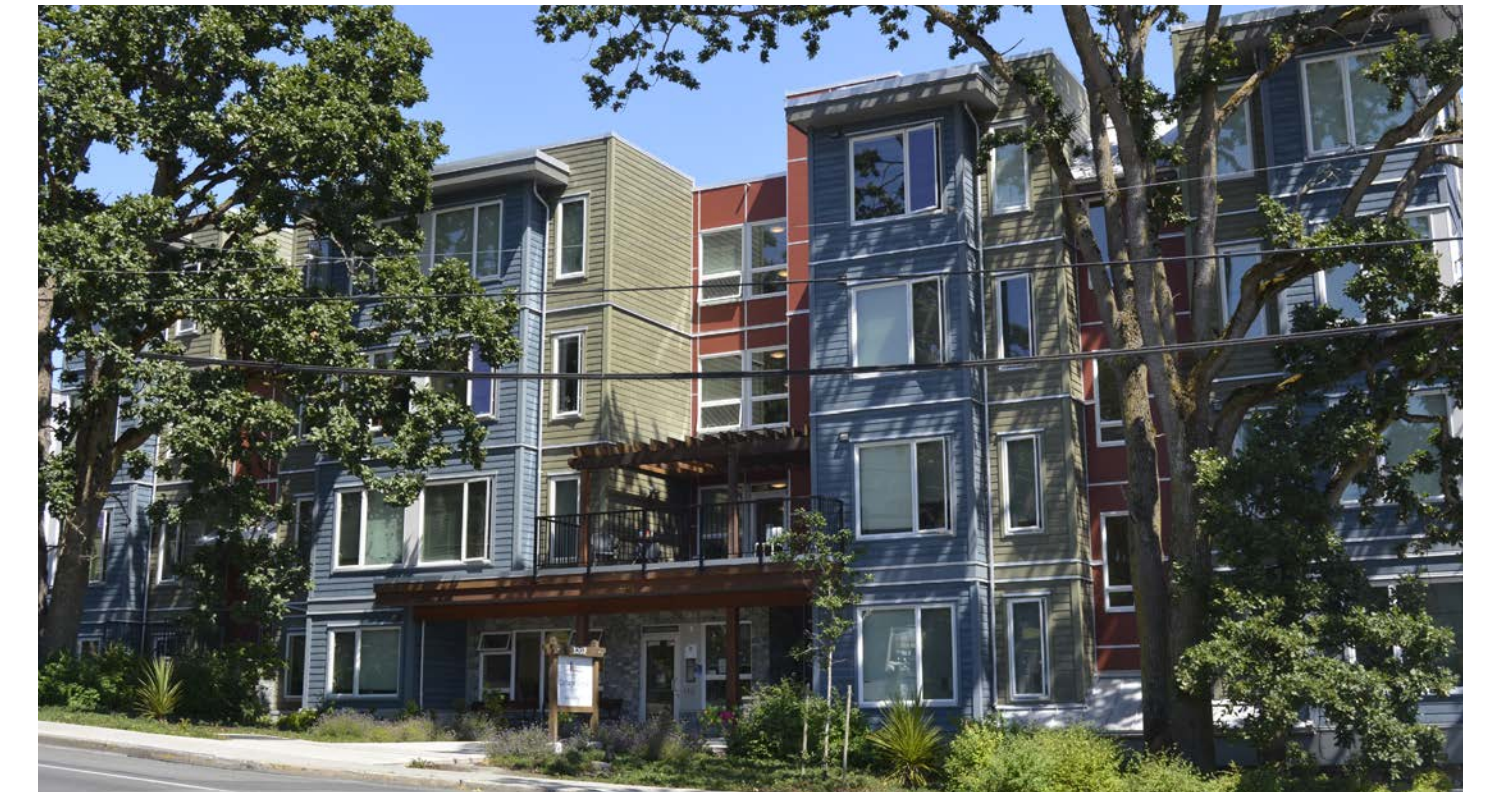
Explore the development of new “hubs” along the McKenzie and Quadra Corridors that support residents meeting their local needs within walking distance.

Strengthen the local and regional role of the Quadra-McKenzie Centre through expanding housing and employment options, integrating the redevelopment of major sites, aligning transportation network improvements and developing a network of parks and other social infrastructure.

Incorporate community design and land use approaches that support climate mitigation and adaptation directions identified in the Climate Plan.

Assess market demand, development feasibility, and demographic conditions to ensure land use policy directions respond to current trends and economic conditions.

*\*Note that while these goals and objectives were approved by Council, there is latitude to refine or add to them.*



# Project Goals & Objectives



## Transportation & Mobility

### Goal

Redesign McKenzie Avenue and Quadra Street as complete streets and prioritize improvements to active transportation and transit networks to support car light living, create more vibrant public spaces and improve accessibility

### Objectives

Improve the connectivity and quality of active transportation facilities to provide more convenient and safe access to commercial services, parks, neighbourhoods, transit and community facilities.

Redesign McKenzie Avenue and Quadra Street to be complete streets that comfortably accommodate all travel modes and support community activity and social well-being.

Enhance the Lochside Regional Trail as a community focal point, multi-modal travel route and public amenity.

Develop a mobility framework that envisions the Centre and Village areas to be accessible, convenient, safe and well-connected to Corridors and surrounding neighbourhoods.

\*Note that while these goals and objectives were approved by Council, there is latitude to refine or add to them.



# Project Goals & Objectives



## Public Realm & Open Space

### Goal

To support community liveability through providing a walkable network of parks and open spaces and strengthening public realm areas to support the gathering and movement of people, with a focus on enhancements on McKenzie Avenue, Quadra Street and within community hubs.

### Objectives

Create visually appealing built form and public spaces throughout the area that are physically comfortable, enjoyable, safe and accessible.

Assess gaps and develop policies to ensure a walkable network of parks and open space, with a focus on accessibility within each community hub.

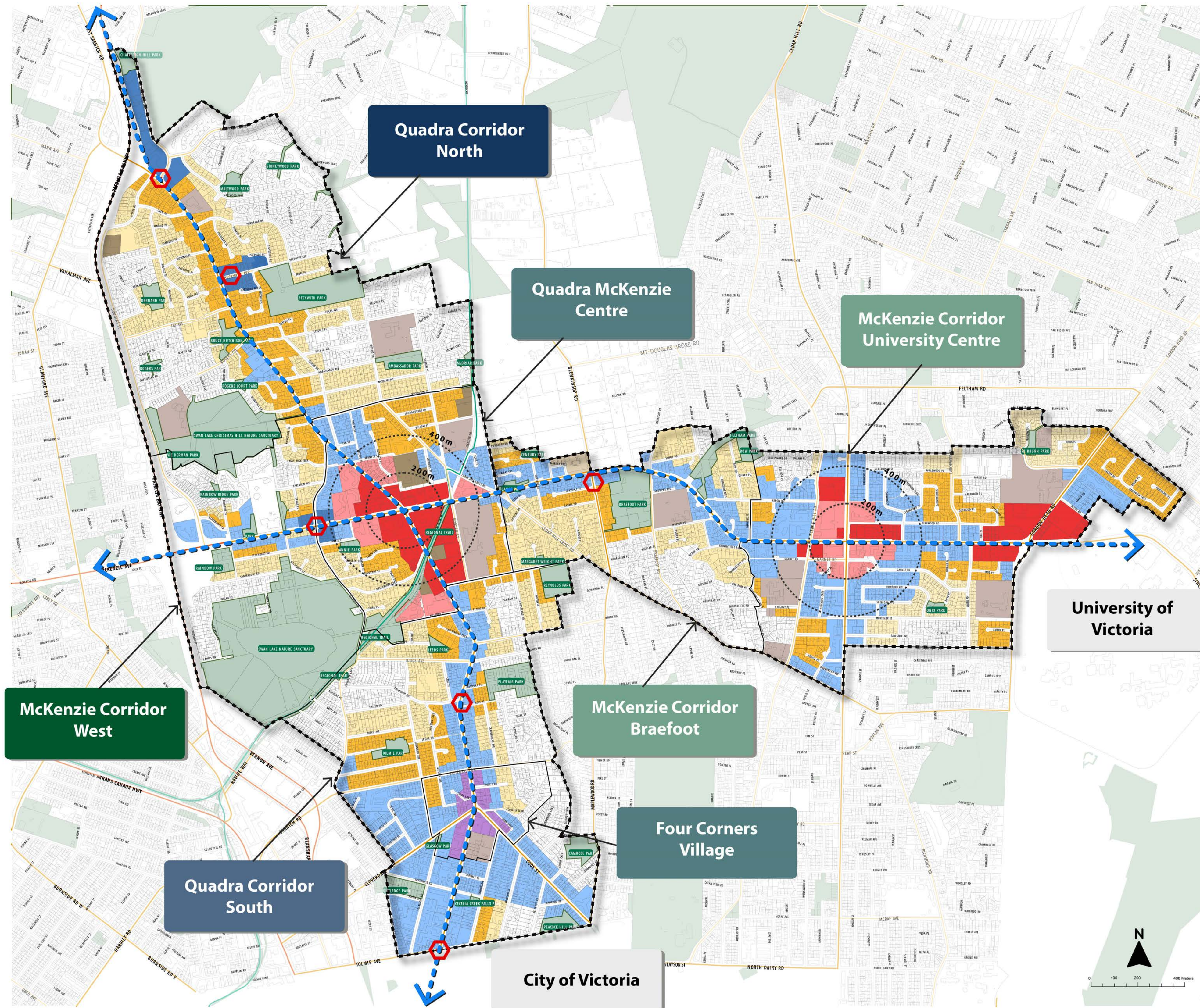
Strengthen the overall public realm and reinforce the intended role and function of the interface of buildings and the street to contribute positively to the sense of place.

Reimagine the form and function of the Lochside Regional Trail and Blenkinsop Creek in the Quadra-McKenzie Centres to create a sustainable, resilient and valued public amenity.

\*Note that while these goals and objectives were approved by Council, there is latitude to refine or add to them.



# Preliminary Land Use Framework



## Legend

### Building Typology

- Centre-Core (High-Rise) 12-18
- Centre (Mid-Rise) 12
- Neighborhood Apartment (Low-Rise) 3-4
- Neighbourhood Townhome (Low-Rise) 3
- Village-Core (Mid-Rise) 5-11
- Corridor Hub (Mid-Rise) 6-8
- Corridor (Mid-Rise) 6
- Mixed Institutional
- Mixed Employment (Low/Mid-Rise) 4-6
- Agricultural Commercial
- Neighbourhood Homes 3

### Boundary

- QMS Sub Areas
- QMS Study Area

### 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



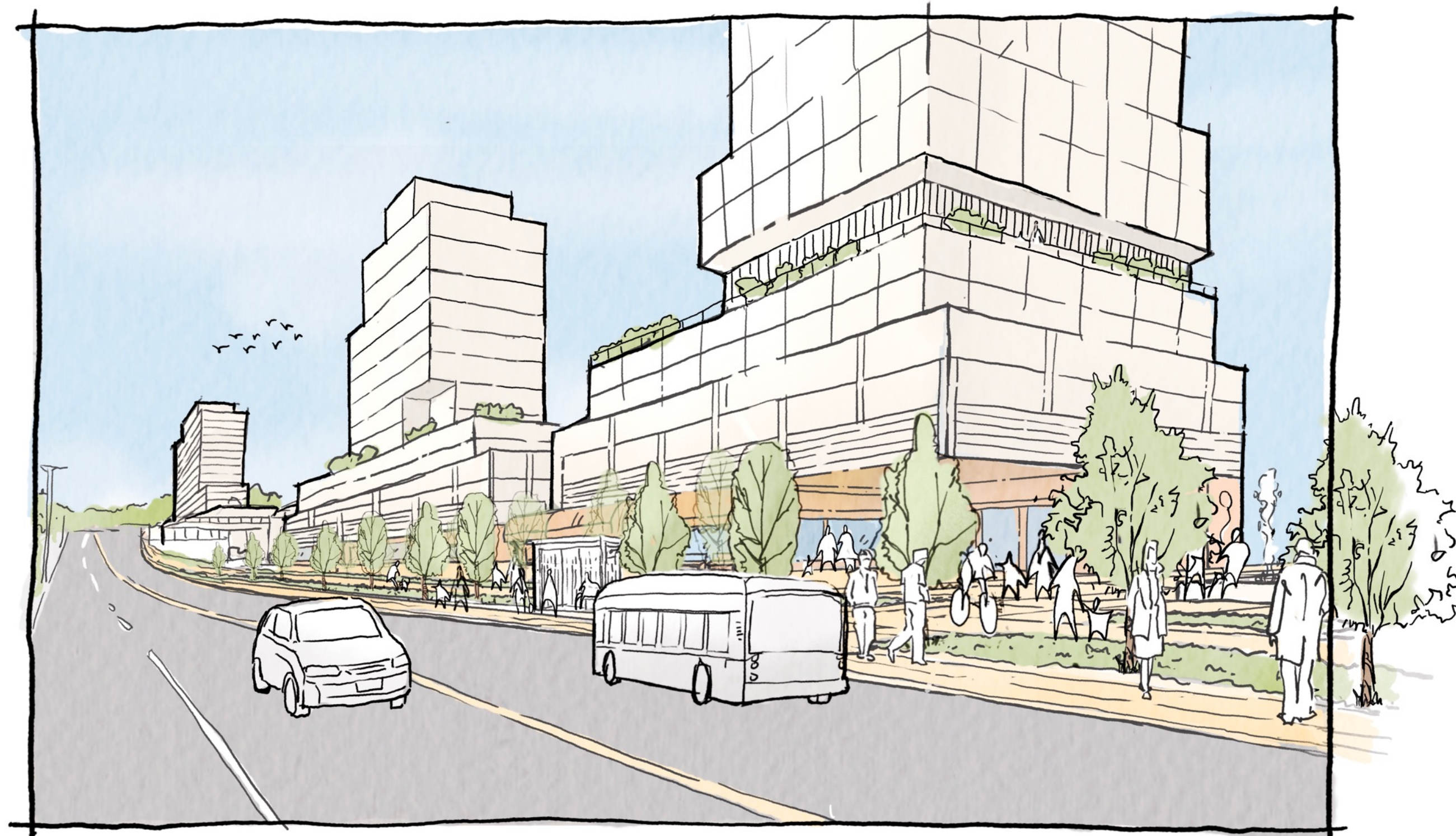
# Land Use Designations & Building Typologies



## Centre Core

Centres are intended to meet a broad range of community and regional commercial and service needs and contain significant employment and housing opportunities. The QMS includes two significant Centres: Quadra McKenzie Centre and University Centre. Each Centre will offer higher densities to provide vibrant pedestrian-oriented places, green spaces and green infrastructure, and high-quality urban design. The Centre Core designation provides an opportunity for the greatest concentration of densities in the QM area. The Centre Core designations are the epicenters along major transportation corridors, with multiple transit routes and well-integrated active transportation options.

Building typologies include a mix of densities, up to 18-storeys. Most sites envision a range of building forms and heights to enable transitions, respond to multiple frontage contexts, and site compositions.



## Centre Core

<b>Use</b>	Predominantly multi-unit residential, commercial mixed-use, or commercial, limited opportunity for light/ultra-light industrial, and significant park/public open spaces.
<b>Building Type and Form</b>	High-Rise multi-unit residential and commercial mixed-use buildings. Mid-Rise buildings supported for large site redevelopment (see Preliminary Land Use Framework Map).  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.
<b>Street Interface</b>	
<b>Height (storeys) Base   Maximum</b>	Mid-Rise: 6   11      High-Rise: 12   18  On larger sites, a range of building heights is desirable to enable transitions, responding to multiple frontage contexts and site compositions.
<b>Density (FSR) and Density Bonusing</b>	TBD

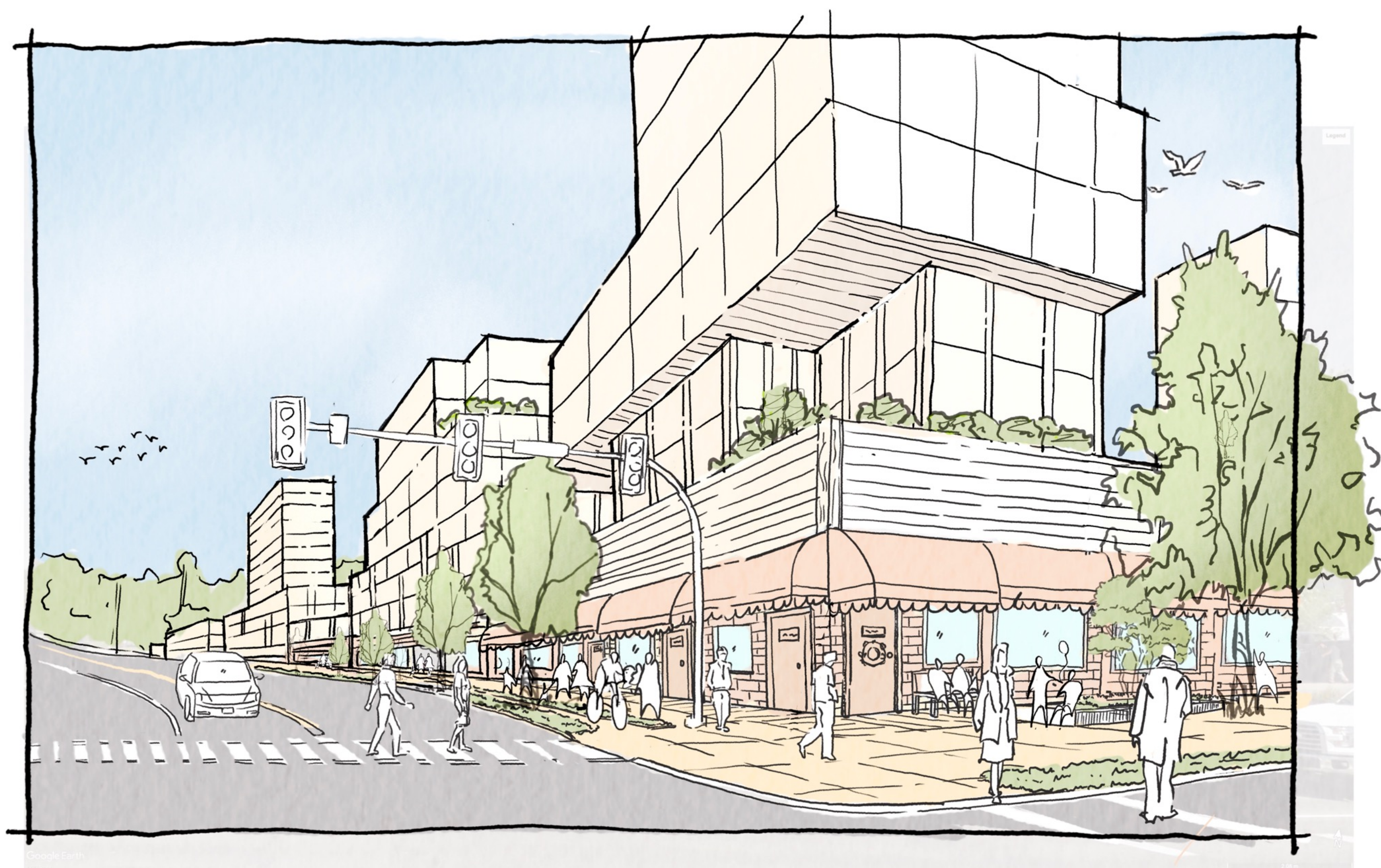
# Land Use Designations & Building Typologies



## Centre

This land use designation is found within the two Centres in the QMS, namely the Quadra McKenzie Centre and University Centre. The intention of the designation is to transition between the Centre Core, where the greatest density is envisioned, and the Corridors or other lower density designations. These areas will offer animated and walkable urban environments, providing the continuation of significant commercial (office and retail), employment, and housing opportunities, supported by high-quality urban design and engaging public spaces, frequent transit, and sustainable infrastructure.

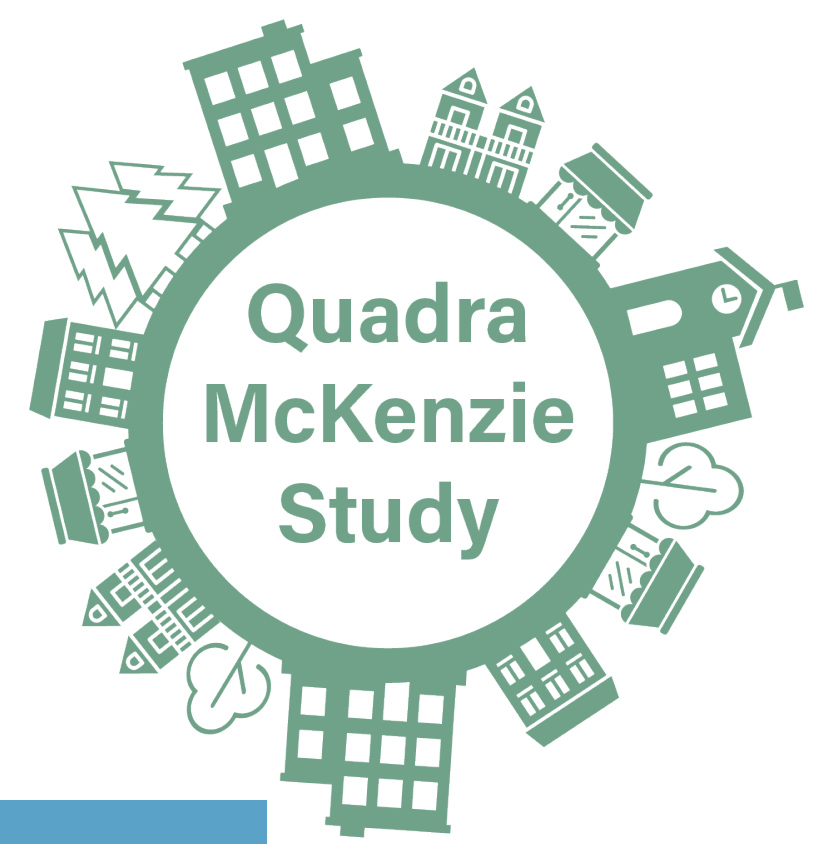
Building typologies will include mixed-use residential and commercial developments ranging from between 6 to 12-storeys.



## Centre

<b>Use</b>	Predominantly multi-unit residential and commercial mixed-use, with consideration of live/work units at grade with integration of public open spaces.
<b>Building Type and Form</b>	High-Rise multi-unit residential and commercial mixed-use buildings. Mid-Rise buildings supported for large site redevelopment (see Preliminary Land Use Framework Map).  A mix of High-and Mid-Rise mixed-use commercial and residential buildings with active commercial frontages at grade.
<b>Street Interface</b>	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.
<b>Height (storeys) Base   Maximum</b>	Mid-Rise: 6   11    High-Rise: 12
<b>Density (FSR) and Density Bonusing</b>	TBD

# Land Use Designations & Building Typologies



## Corridor

Establish well-connected corridors that introduce a broad range of housing opportunities supported by amenities, quality urban design, public open spaces and limited local-serving retail and serviced with frequent transit and sustainable infrastructure.

Building typologies will include a mix of mid-rise residential forms, up to 6-storeys, along the McKenzie and Quadra Corridors, connecting to Centres, the Village and identified Hubs



## Corridor

### 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 a mix of ground-oriented residential and commercial encouraged. Multiple building forms including apartment, townhouse and stacked townhouse are encouraged on larger and/or challenging sites.

### 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

Mid-Rise: up to 6

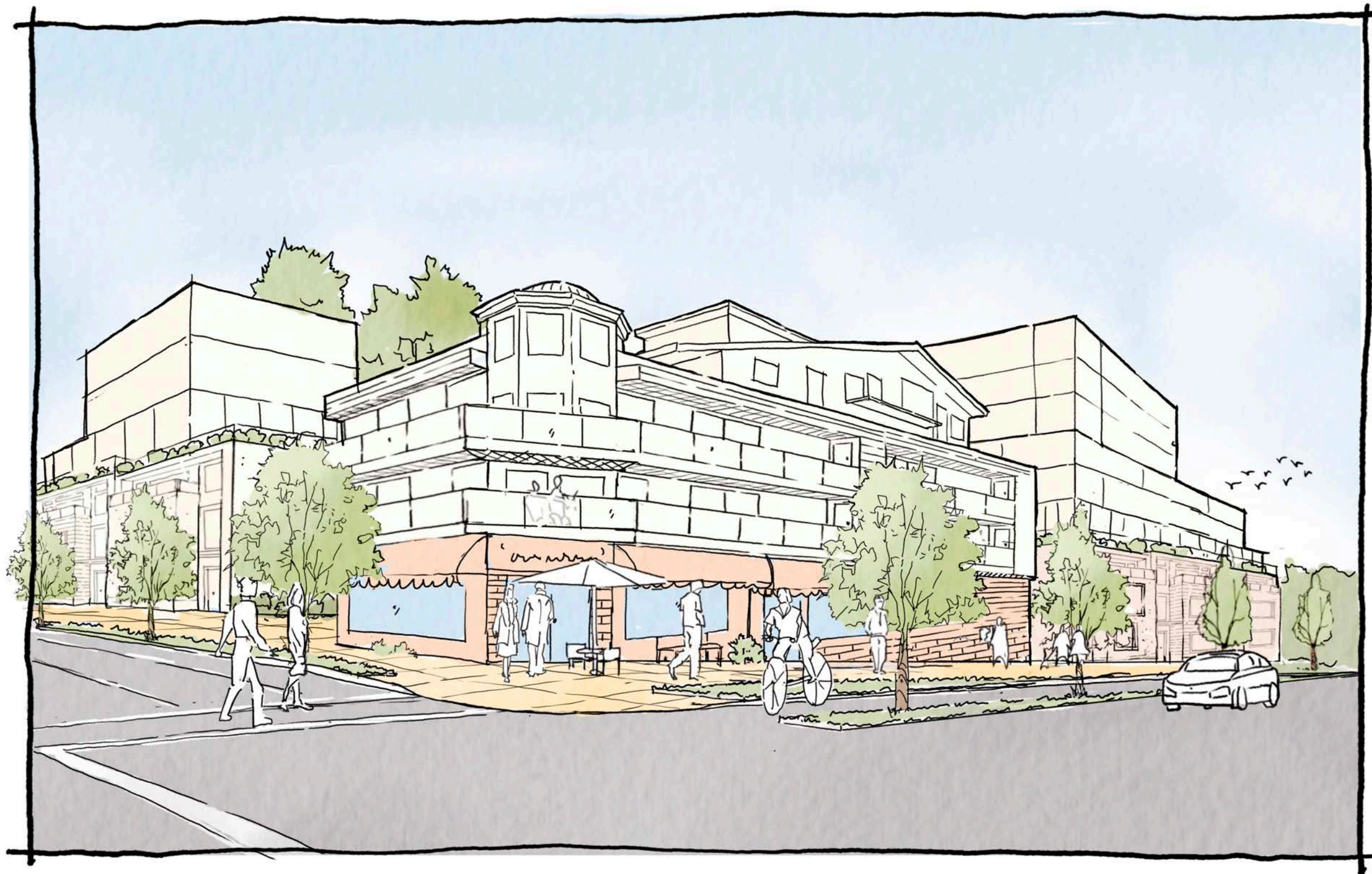
# Land Use Designations & Building Typologies



## Corridor Hub

This designation is intended to establish new clusters of small-scale urban mixed-use hubs to offer local services to adjacent neighbourhoods including commercial-retail, community uses (i.e., daycare), office (limited), and well-integrated housing opportunities supported by high-quality urban design, accessible public spaces, and new connections.

Building typologies will include 6 to 8-storey mixed-use residential forms. Select areas have been identified for hubs, located along or near McKenzie and Quadra Corridors.



## Corridor Hub

<b>Use</b>	Predominantly commercial mixed-use buildings that incorporate accessible public open space.
<b>Building Type and Form</b>	Mid-rise buildings with commercial at grade.
<b>Street Interface</b>	Active commercial at grade. 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.
<b>Height (storeys) Base   Maximum</b>	Low/Mid-Rise: 6   8 6 storeys with retail / commercial at grade. Consideration for additional height up to 8 storeys based on site conditions and Plan objectives (tbd).

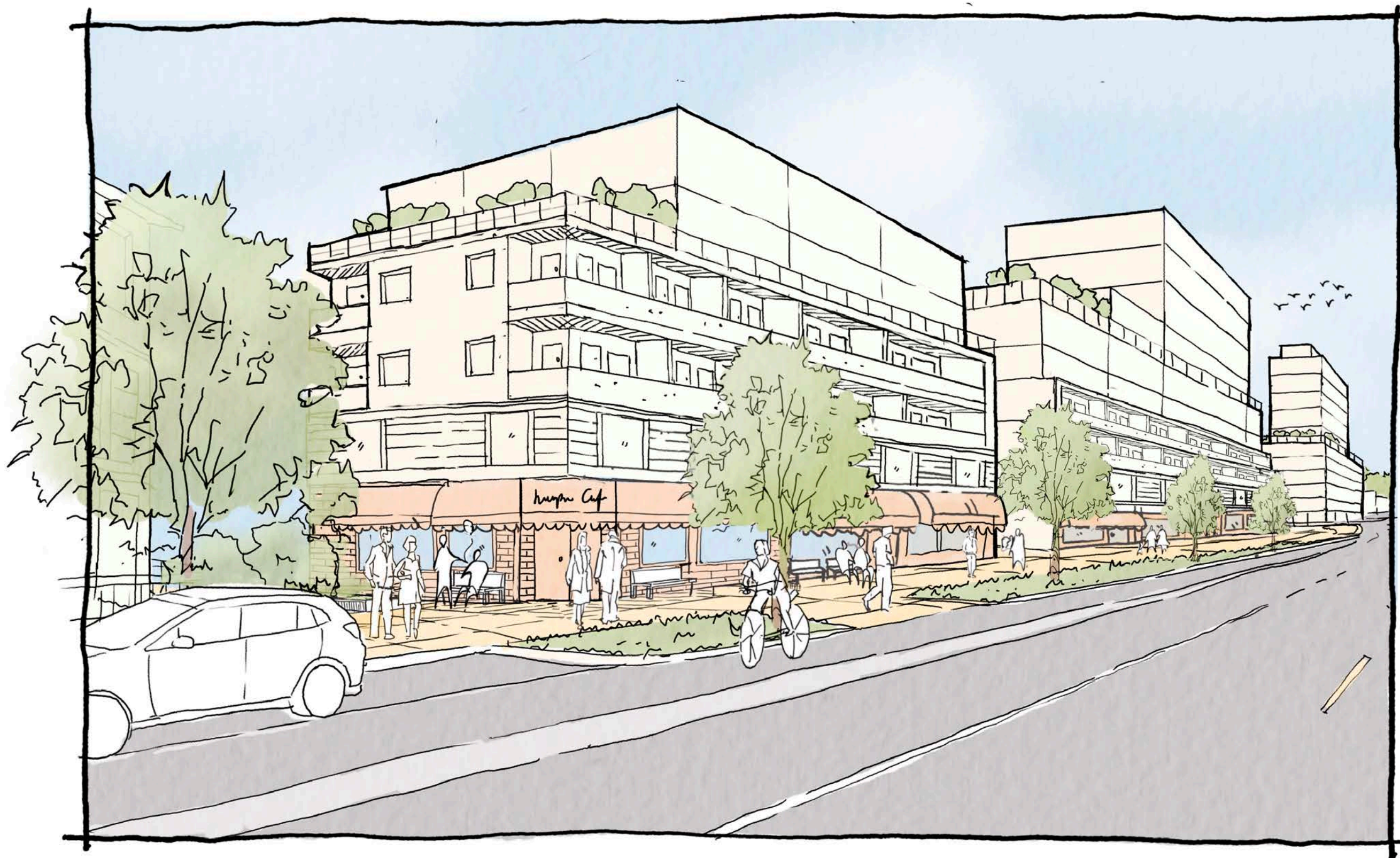
# Land Use Designations & Building Typologies



## Village Core

Four Corners Village is reimagined to establish a vibrant and accessible Village that introduces a variety of housing choice, a broad range of community services, and is supported by sustainable transportation options, high-quality urban design and engaging public spaces.

Building typologies include mid-rise mixed-use residential forms up to 11-storeys with a range of service retail frontages to animate the street.



## Village Core

<b>Use</b>	Predominantly multi-unit residential and commercial mixed-use. Integrated with parks and public open spaces.
<b>Building Type and Form</b>	<p>Mid-rise multi-unit residential and commercial mixed-use buildings.</p> <p>Commercial units at grade should provide a range of small frontages that animate the street.</p> <p>Buildings with commercial uses at grade should engage the street through active uses, appropriate setbacks and design treatments.</p> <p>Residential buildings should include ground-oriented units with direct access, frontage and views to the street or lane.</p>
<b>Street Interface</b>	<p>Commercial at grade should provide a range of small frontages and enhance the streetscape.</p> <p>Large sites should include a variety of building forms to break up sites, provide new access, accommodate public open space and multiple active frontages.</p>
<b>Height (storeys) Base   Maximum</b>	Mid-Rise 5   11 - 5 storeys with consideration for additional height (to a maximum of 11 storeys) and/or density based on site conditions and Plan objectives (tbd)

# Land Use Designations & Building Typologies



## Neighbourhood Apartment

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

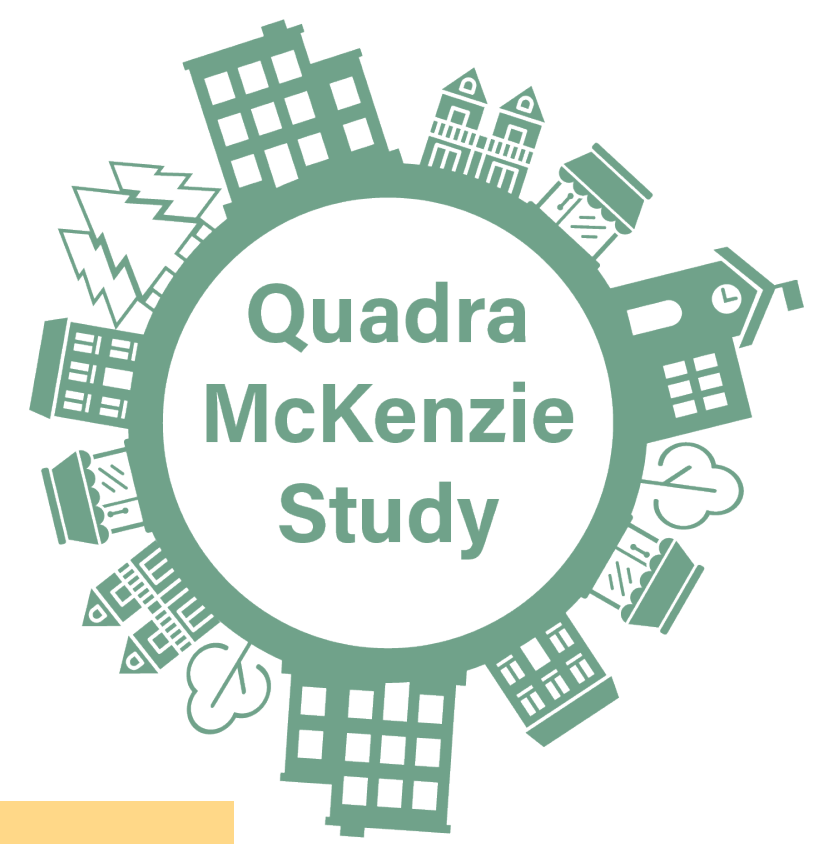
Building typologies will be up to 4 storeys in height with a mix of multi-unit residential forms and limited opportunities for commercial at grade.



## Neighbourhood Apartment

<b>Use</b>	Predominately multi-unit residential with integration of public open spaces. Limited opportunity for commercial mixed use.
<b>Building Type and Form</b>	Apartment, Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing.
<b>Street Interface</b>	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.
<b>Height (storeys) Base   Maximum</b>	Low-Rise: 3   4
<b>Density (FSR) and Density Bonusing</b>	TBD

# Land Use Designations & Building Typologies



## Neighbourhood Townhome

This typology will generally be found in low-rise transition areas near Centres, Villages and along Corridors where connections to urban services and access to transit and public open spaces are offered. Neighbourhood townhomes will complement the variety of housing choices in the area and transition outward towards surrounding neighbourhoods.

Building typologies will be up to 3 storeys in height with a mix of multi-unit residential forms.



## Neighbourhood Townhome

<b>Use</b>	Predominantly multi-unit residential with consideration of live/work units at grade.
<b>Building Type and Form</b>	Townhouse, Stacked Townhouse, Rowhouse, Courtyard Housing.
<b>Street Interface</b>	Residential buildings should include ground oriented units with direct access, frontage and views to the street or lane.
<b>Height (storeys) Base   Maximum</b>	Low-Rise: 3-storeys
<b>Density (FSR) and Density Bonusing</b>	TBD

# Land Use Designations & Building Typologies



## Mixed Employment

The intent of the Mixed Employment designation is to support the retention and encourage new employment opportunities that offer a unique mix of commercial and light industrial services to areas of primary growth.

Building typologies include mixed-use forms, between 4 and 6-storeys, and include active and accessible frontages that complement the surrounding area.

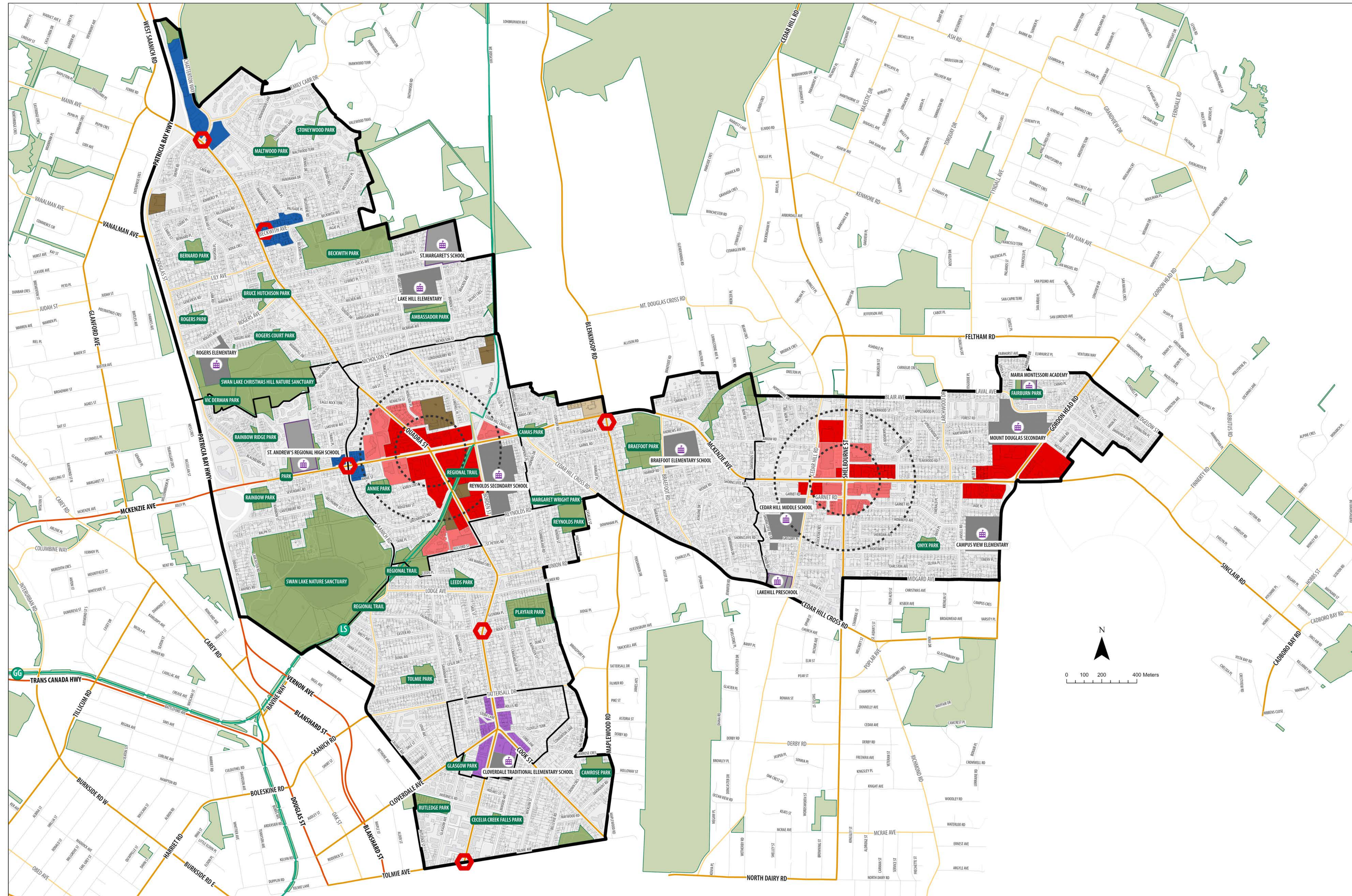


## Mixed Employment

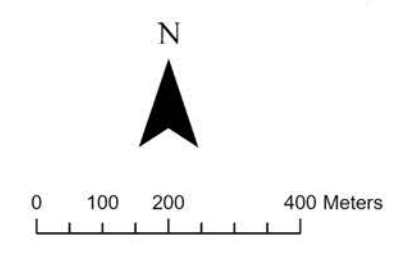
<b>Use</b>	Predominantly commercial and light/ultra-light industrial with consideration for limited residential in select areas.
<b>Building Type and Form</b>	Mid-rise buildings with commercial and/or industrial uses at grade and consideration for limited residential.
<b>Street Interface</b>	Active commercial or light/ultra-light industrial at grade required. Units at grade should provide a range of frontages.
<b>Height (storeys) Base   Maximum</b>	Low to Mid-Rise: 4   6 4 storeys - consideration for additional height up to 6 storeys and/or density based on site conditions and Plan objectives (TBD).
<b>Density (FSR) and Density Bonusing</b>	TBD



# Preliminary Community & Employment Use Framework



- Legend**
- Boundary**
    - QMS Study Area
    - QMS 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)
    - Lochside Regional Trail (LS)
    - Highway
    - Major
    - Collector
    - Residential
    - Private
  - Hubs (for consideration)
  - Transit Exchange Buffer



# Policy Context - Provincial Legislation



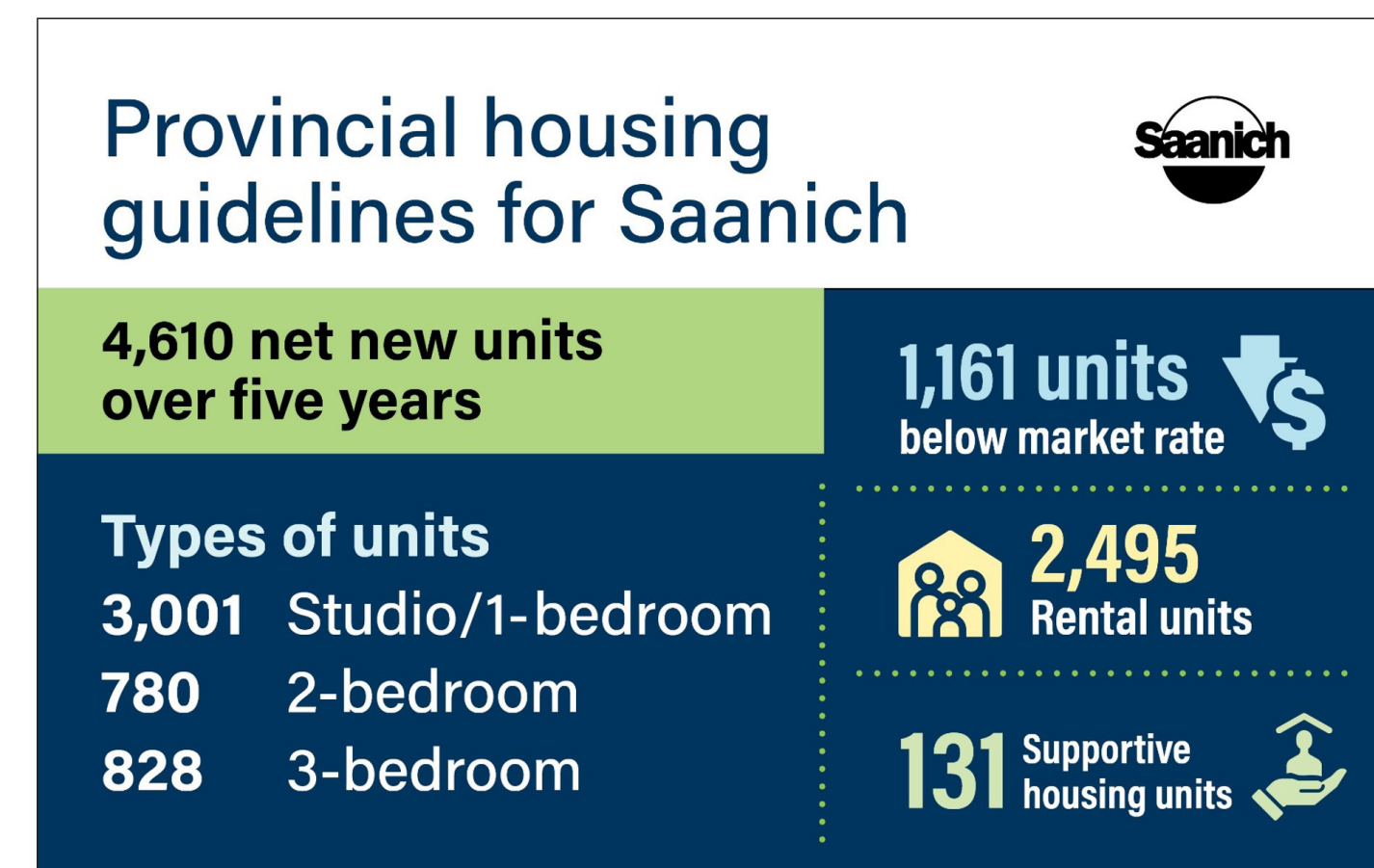
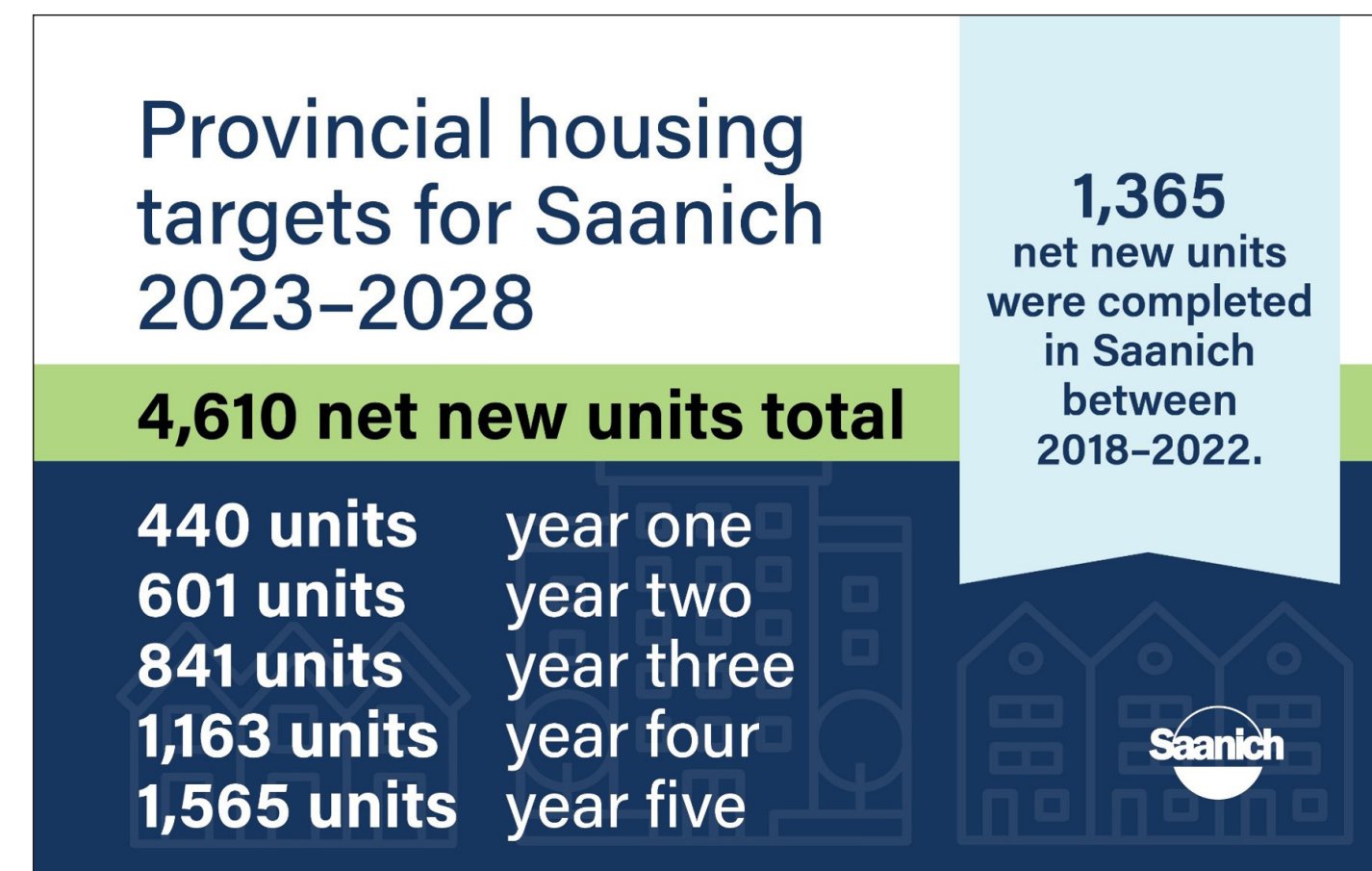
## Provincial Housing Legislation

A key element to the success of the QMS Plan will be to ensure the goals, objectives and policy outcomes are well-integrated with and informed by other parallel District, Regional and Provincial initiatives that are currently underway, including newly released Provincial Housing Legislation.

The Province of BC has recently announced a suite of housing reforms that include new housing targets and directions related to small-scale multi-unit housing and transit oriented development.



### Housing Targets and Unit Types



### Transit Oriented Development

The Province has set minimum densities and heights for development located close to transit exchanges. In Saanich, this includes:

- A minimum allowable density of up to 3.5 FAR and a minimum allowable height of up to 10-storeys (mid-rise) within 200m or less of a Bus Exchange.
- A minimum allowable density of up to 2.5 FAR and a minimum allowable height of up to 6-storeys (low-rise/townhouse) between 201m and 400m of a Bus Exchange.

### Small-Scale Multi-Unit Housing

New small-scale multi-unit housing directions include:

- Allowing a minimum of one secondary suite or garden suite on lots in all single-family zones; and
- On lots within the Urban Containment Boundary, allowing a minimum of:
  - 3 units on lots under 280 m<sup>2</sup>
  - 4 units on lots over 280 m<sup>2</sup>
  - 6 units on lots near frequent transit stops.

# Policy Context - Official Community Plan



## Saanich Official Community Plan (OCP)

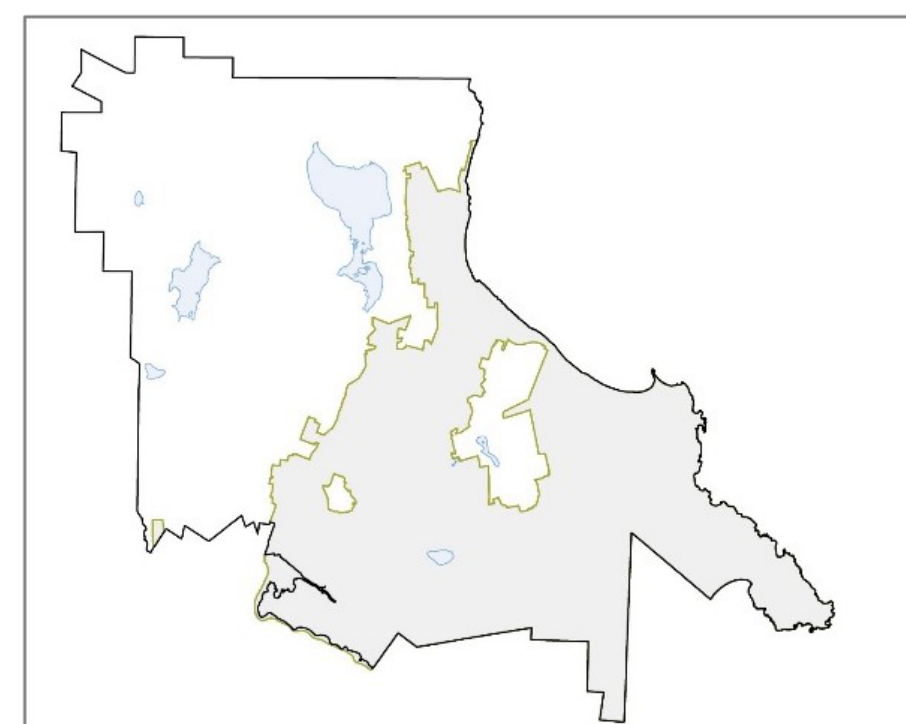
A key element to the success of the QMS Plan will be to ensure the goals, objectives and policy outcomes are well-integrated with and informed by other parallel District, Regional and Provincial initiatives that are currently underway, including Saanich's newly drafted Official Community Plan (OCP).

The Official Community Plan is a District-wide document that sets out a long-term vision for the community and guides growth and change in Saanich. The OCP works together with other District plans and several of the core concepts introduced in the Strategic OCP Update (currently underway) will be further implemented through the Quadra McKenzie Study.

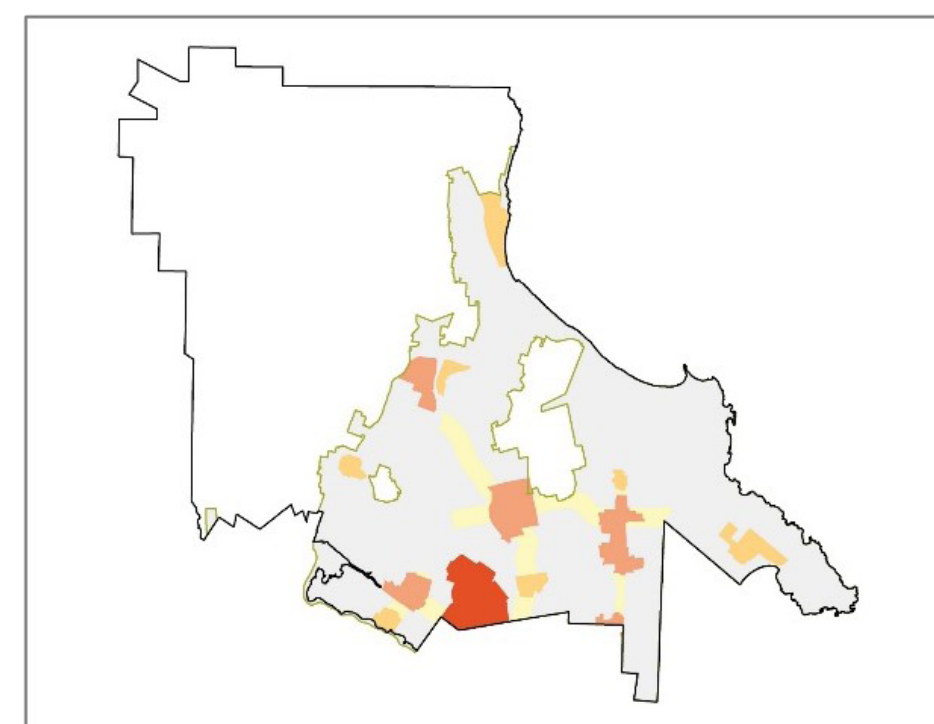
## Influence of the OCP

The OCP Land Use Directions and Transportation Priorities have direct implications within the Quadra McKenzie Study Area:

- With ~ 40% of Primary Growth Areas in Saanich falling within the Quadra McKenzie Study Area, the project will explore accommodating 1/3 of new growth (~5,000 units over 25 years) directly in this area.”
- A key goal of the QMS is to add housing units while making the community more equitable, livable, and walkable.
- Thoughtfully integrating land use and transportation.
- Prioritizing modes within the transportation network based on the Mobility Priority Pyramid (below) by creating exceptional environments for walking and cycling and taking transit to the next level.



**Maintain the Urban Containment Boundary**



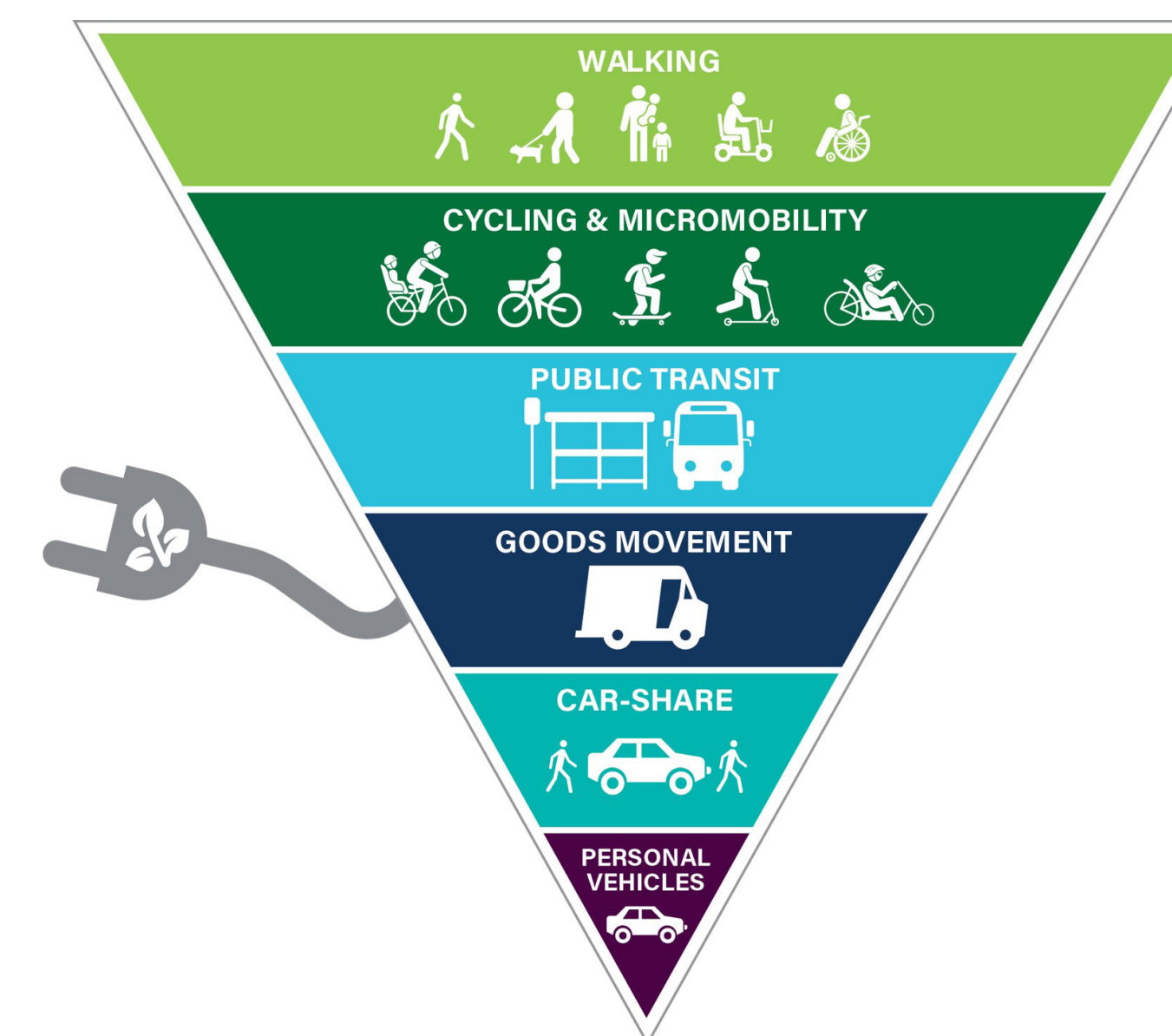
**Accomodate most New Development in Primary Growth Areas**



**Expand Housing Diversity in Neighbourhoods**



**Make Saanich a 15-min Community**



# Next Steps



## What's Next?

The Quadra McKenzie Plan is being developed and refined over four phases, with opportunities for engagement offered during each phase.

Here's what's coming up next in the QMS process:

- Interactive Workshops
- Online Engagement Opportunities at [saanich.ca/QMS](https://saanich.ca/QMS)
- Refinements to the QMS Land Use Framework
- Additional Engagement Opportunities
- Development of DRAFT Quadra McKenzie Plan

The DRAFT Plan will be presented to Council in December 2024.

Stay Informed,  
Get Involved,  
& Register for  
Upcoming Events  
Here:

[saanich.ca/QMS](https://saanich.ca/QMS)



## Upcoming Events

Register for one of the upcoming Quadra McKenzie Study interactive workshop events at: [saanich.ca/QMS](https://saanich.ca/QMS)

<p>✓ ✓</p> <p>McKenzie Corridor Land Use and Housing</p>	<p>Dec. 2, 2023 1:00pm - 4:00pm</p> <p><i>Completed</i></p>	<p>Reynolds Secondary 3963 Borden St.</p>
<p>✓ ✓</p> <p>Quadra Corridor Land Use and Housing</p>	<p>Dec. 9, 2023 1:00pm - 4:00pm</p> <p><i>Completed</i></p>	<p>Reynolds Secondary 3963 Borden St.</p>
<p>Transportation &amp; Mobility</p>	<p>Jan. 20, 2024 1:00pm - 4:00pm</p>	<p>Reynolds Secondary 3963 Borden St.</p>
<p>Land Use &amp; Housing Focus Areas</p>	<p>Jan. 27, 2024 1:00pm - 4:00pm</p>	<p>Reynolds Secondary 3963 Borden St.</p>
<p>Wrap Up/Overview</p>	<p>Feb. 7, 2024 12:00pm - 1:30pm or 6:30pm - 8:00pm</p>	<p>Online <a href="https://saanich.ca/QMS">saanich.ca/QMS</a></p>

# Tell Us More!



Is there anything else you would like to share with us about the Quadra McKenzie Study?

