

QUADRA LOCAL AREA PLAN



THE CORPORATION OF THE
DISTRICT OF SAANICH
BRITISH COLUMBIA

QUADRA LOCAL AREA PLAN

Adopted March 2001
Adopted by Council Resolution on May 7, 2024

**Prepared by the Planning Department,
The Corporation of the District of Saanich**

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1.0 INTRODUCTION

Background

The Saanich Official Community Plan comprises of the General Plan, 1993, twelve local area plans, action plans, and the Development Permit Areas – Justification and Guidelines. The General Plan provides a policy framework from an overall municipal perspective, while the local area plans and action plans provide more detailed policies at a neighbourhood level. The documents are reviewed periodically in order that they remain contemporary and relevant.

The first Quadra Local Area Plan was adopted in October, 1981. The Planning Department initiated a major review and a new plan was adopted by Council in 1989. Since then, some amendments have occurred in response to specific development proposals and the local area plan policies have been supplemented by the Swan Lake Action Plan (1994) and the Quadra Corridor Action Plan (1997). An ideas charette was undertaken in May, 1998 for the McKenzie Avenue-Quadra Street area.

On November 20, 1995, Council endorsed a program to update all local area plans before 2001, including a public participation process, centred on tapping into local knowledge and interest of residents and local community associations. The program recognizes that, while the basic land use policies are generally relevant, changes are required to update statistics and maps and to acknowledge a new awareness of environmental and social issues. Should major complex issues arise through the review process, they will be identified in the local area plan and referred for more detailed consideration and recommendation through the Action Plan process or a special study.

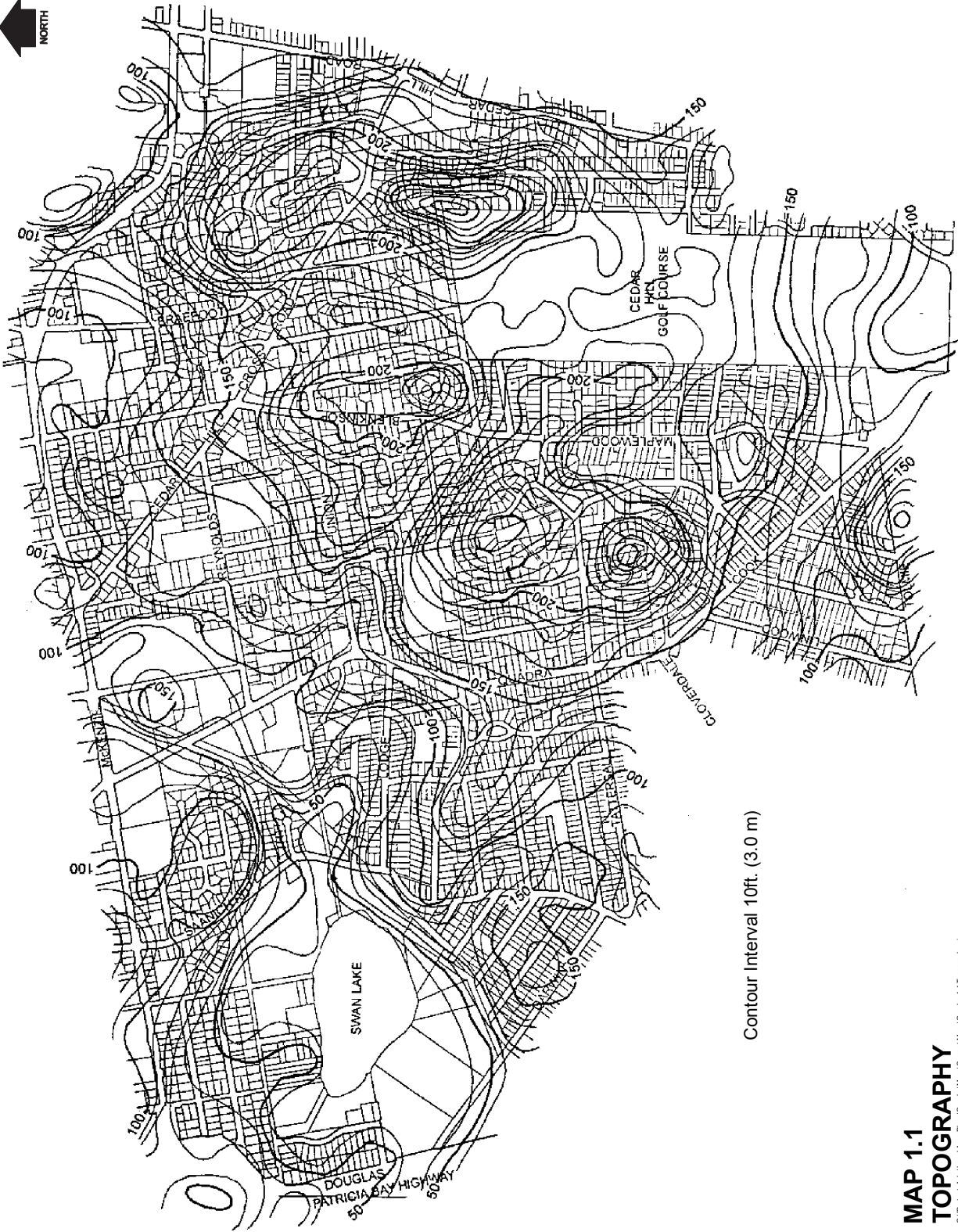
Public Involvement

The public participation process included advertising in the local news media to request comment and identification of new issues and input from the Quadra/Cedar Hill Community Association and the Rainbow Park Ratepayers as representatives of the neighbourhood. A Community Survey was circulated throughout the Quadra area in February, 1999 and community workshops were held in April and May, 1999 to identify issues and develop a community vision. Also, the extensive public participation process undertaken in 1996-97 for the Quadra Corridor Action Plan provided valuable insight into the concerns and desires of local residents in that area.

The draft local area plan was circulated for public comment in March, 2000 and an Open House to discuss the plan was held on April 11, 2000 at Saanich Municipal Hall Council Chamber.

Companion Documents

Local Area Plans work in concert with a number of other policy documents to provide guidance at the local level. Companion documents often overlap local area boundaries and in some instances, can provide more current policy direction than what is included in the Local Area Plan.



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**MAP 1.1
TOPOGRAPHY**

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MAP 1.1 Topography

The **Shelbourne Valley Action Plan**, adopted in 2017, is a comprehensive plan that incorporates portions of three local areas: Shelbourne, Gordon Head and Quadra. The Shelbourne Valley Action Plan holistically addresses the Shelbourne Street Corridor (and areas 500 metres on either side) from both a transportation and land use perspective. In areas of overlap it is essential to also refer to the Shelbourne Valley Action Plan to obtain current policy guidance.

The **Uptown-Douglas Plan**, adopted in 2022, is a comprehensive Plan that incorporates portions of four local areas: Saanich Core, Carey, Quadra, and Tillicum (see Map: Local Areas).

The Uptown-Douglas (UD) Plan area is a critical regional hub with an unprecedented opportunity to implement innovative approaches that further advance the vision and goals of the official community plan. The UD Plan is unique in that its land use objectives encourage larger-scale developments and greater density than in other local areas of Saanich.

In situations where policy direction overlap or where there is direct conflict between the UD Plan and the existing Local Area Plans, the more recent Plan will take precedence.

Location and Characteristics

The Quadra Local Area is bounded by McKenzie Avenue on the north, Cedar Hill Road on the east, the common boundary with the City of Victoria on the south, and Linwood Avenue, Tattersall Drive, Darwin Avenue, and Douglas Street on the west and southwest.

The topography is undulating with a series of knolls and rock outcrops outlined by Garry oak trees. The character of the neighbourhoods is a reflection of the physical characteristics and the diversity of land use. The predominant land use is single family dwellings, but there is a major commercial/industrial area around the Quadra Street/ McKenzie Avenue intersection and a mixture of residential land uses within the Quadra Street and McKenzie Avenue transportation corridors. The most significant open space features are Swan Lake Nature Sanctuary, Cedar Hill Park and Golf Course, and Playfair Park.

Statistics Canada indicates a population of 10, 120 people in Quadra as of June, 1996; an increase of 795 people from the 1986 census.

Community Organization

In many areas of Saanich, residents have formed community associations. These groups or associations monitor proposed changes in zoning and land use, provide a liaison with Council and staff, and represent the neighbourhood interest on issues affecting the neighbourhood. The Saanich Community Associations Network (SCAN) is a networking organization made up of representatives from all community organizations.

Residents in Quadra, except for the northwest corner, are represented by the Quadra/ Cedar Hill Community Association. Those living in the residential enclave north of Swan Lake are represented by the Rainbow Park Ratepayers.

Social Profile

The following table provide a social profile for Quadra and a comparison with Saanich as a whole.

An analysis of the data indicates that the proportion of seniors and persons in the 35-44 age group is higher, while family and household size and income are slightly lower than Saanich as a whole. The majority of residents are employed people who own their own homes.

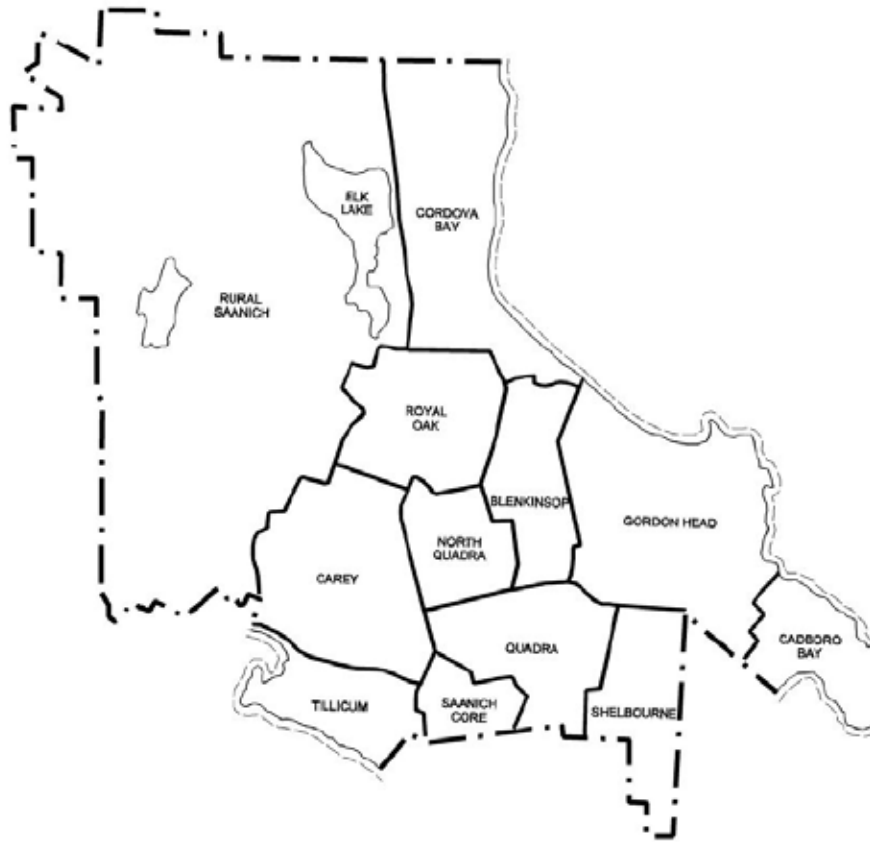
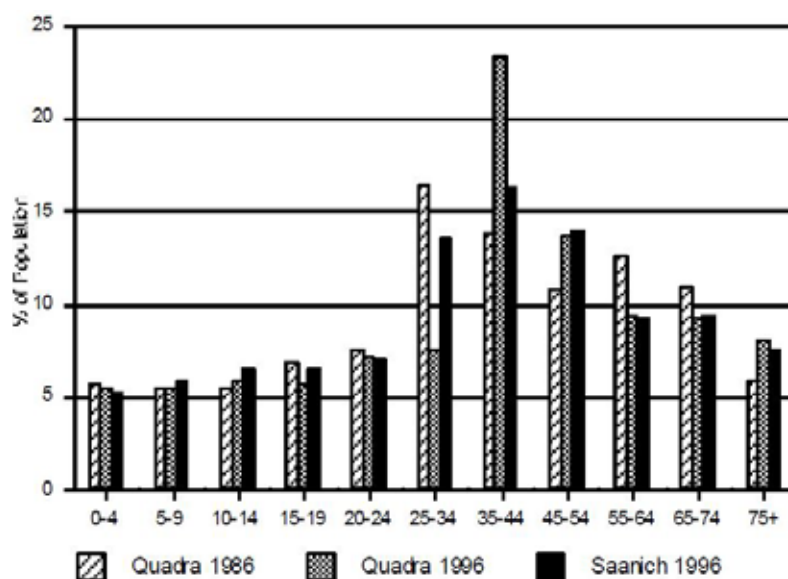


TABLE 1.1 Percent of Population by Age Group

(Note: Due to rounding, percentage may not add up to 100%)

	Quadra		Saanich
	1986	1996	1996
0-4	5.6	5.3	5.1
5-9	5.3	5.3	5.8
10-14	5.3	5.7	6.4
15-19	6.8	5.6	6.4
20-24	7.4	7.0	6.9
25-34	16.3	7.5	13.5
35-44	13.7	23.3	16.2
45-54	10.7	13.6	13.8
55-64	12.6	9.3	9.1
65-74	10.8	9.2	9.3
75+	5.7	8.0	7.4
Dominant age group	25-34	35-44	35-44

FIGURE 1.1 Population by Age

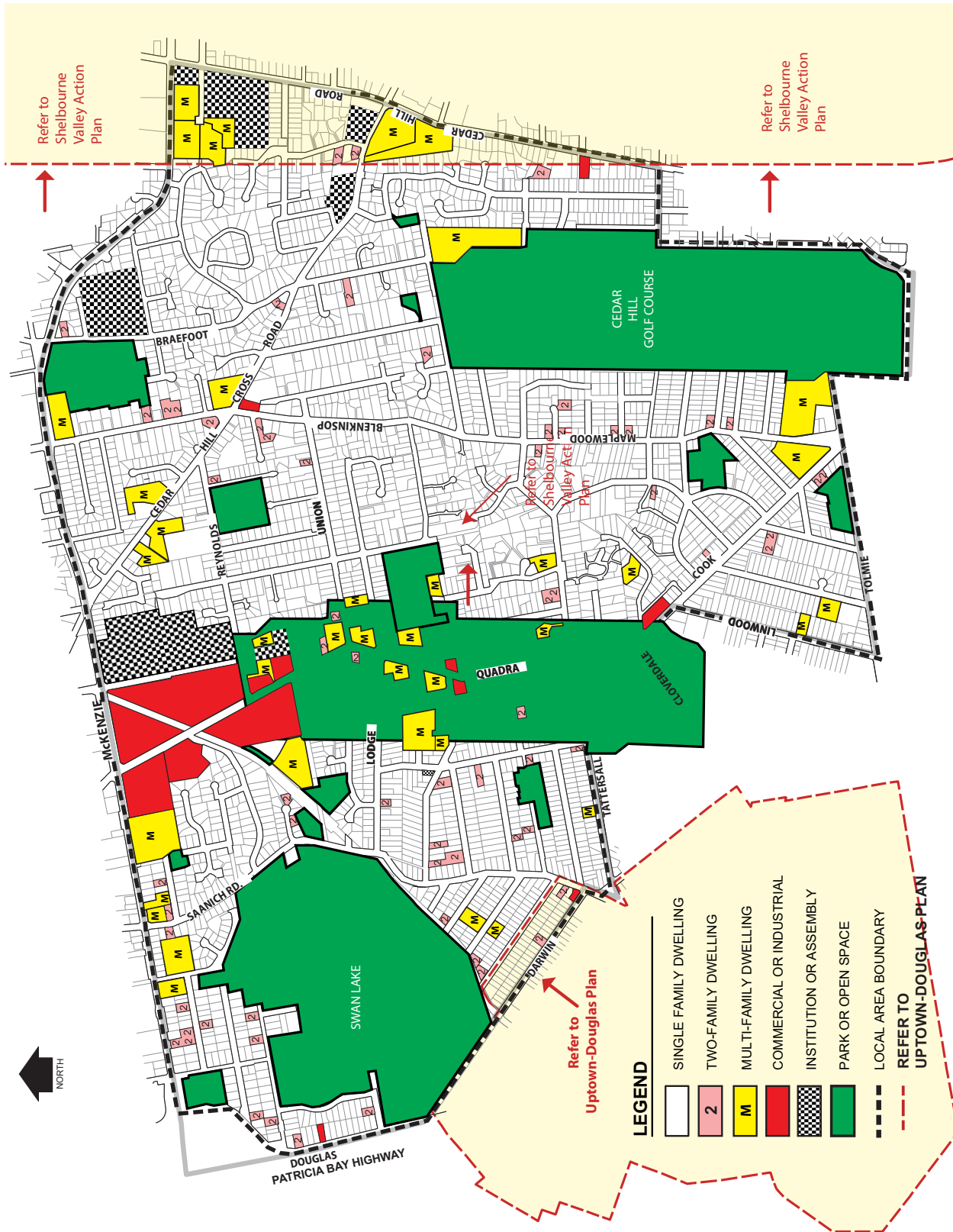


Source: Statistic Canada, 1986 and 1996 Municipal Profile
 Capital Regional District Regional Information Services
 CRD Demographic Atlas, 1994

TABLE 1.2 Family Structure and Children, 1996

	Quadra	Saanich
Census families in private households	2,930	28,725
Percent of census families with two parents (includes husband/wife and common law)	With children at home	43.6
	Without children at home	43.1
Percent of census families with lone parent	14.5	13.3
Average number of persons per census family	2.7	2.9
Average number of children per census family	0.9	1.0
Average family income (1995)	\$57,631	\$63,469
Median family income (1995)	\$53,196	\$56,259

Source: Statistics Canada, 1996 Municipal Profile



MAP 1.2 Land Use 2000

TABLE 1.3 Private Households, 1996

	Quadra	Saanich
Private households	4,240	39,695
Population in private households	10,070	100,240
Average number of persons	2.4	2.5
Average household income	\$52,140	\$65,080
Median household income	\$46,723	\$57,334

Source: Statistics Canada, 1996 Municipal Profile

TABLE 1.4 Housing Tenure, 1996

	Quadra	Saanich
Owned	74.0%	72.9%
Rented	26.0%	27.1%

Source: Statistics Canada, 1986 and 1996 Municipal Profile

TABLE 1.5 Labour Force Characteristics, 1996

	Quadra	Saanich
Participation	66.3%	65.0%
Male	70.6%	70.4%
Female	62.5%	60.1%

Source: Statistics Canada, 1996 Municipal Profile

2.0 COMMUNITY VISION, 2010

At the Community Workshop held May 10, 1999 participants were asked to translate the results of an earlier issues/attributes workshop into a vision for the Quadra area in 2010. The following vision is the basis for the policy direction of the local area plan.

1. Vibrant and inclusive neighbourhoods where residents feel safe, neighbourhood values are protected, quality of life is maintained, and citizens are well informed and involved in the decision making process.
2. Predominantly single family dwellings with some appropriately located and well designed, higher density housing that respects the character of the neighbourhood and the scale of surrounding development. Apartments are located near commercial nodes, not sprawled along major roads.
3. A variety of single family house designs at an appropriate scale for the area.
4. A mixed use urban village centre at McKenzie/Quadra and a pedestrian oriented neighbourhood commercial node at Quadra/Cook/Cloverdale intersection.
5. A safe and continuous network of trails/walking routes connecting neighbourhoods, major parks, institutions, the regional trail, and commercial facilities including safe walking routes to elementary schools.
6. A safe and convenient commuter cycling network.
7. Existing parks and open spaces are maintained. Rutledge Park is constructed to serve residents in the Quadra and Saanich Core local areas.
8. A bridge is constructed across Blenkinsop Lake and safe crossings are provided over Quadra Street and at McKenzie Avenue for the regional trail.
9. Major roads and intersections are safe for drivers, cyclists, and pedestrians and traffic is carefully managed to ease the flow. Local streets are calmed to discourage non-local traffic. Truck routes are clearly identified and the Truck Route Bylaw is enforced to discourage truckers from commuting through residential neighbourhoods.
10. Urban forests and wildlife habitat are protected and enhanced. Blenkinsop Creek is day lighted and supports fish and other wildlife.
11. Social and emergency service levels are maintained and facilities are conveniently located and accessible.
12. A variety of cultural and community education services and programs are available at Reynolds School and Cedar Hill Community Recreation Centre to serve all residents including seniors and youth.

3.0 HISTORICAL CONTEXT AND RESOURCES

Early pioneers in the Quadra area included Kenneth McKenzie, James Stockard, William Fraser Tomie, John Work, and John Irvine. Much of the south part of the local area was part of Tolmie's Cloverdale farm. John Work owned the land to the east of Tolmie's where Cedar Hill Park is today. In 1850, Tolmie married John Work's daughter.

The Irvines also owned land next to Tolmie's. Early church services in the area were held at the Irvine's home. In 1862, the first St. Luke's Anglican Church was opened at the corner of Cedar Hill Cross Road and Cedar Hill Road. School was held in the church until the Braefoot School was built, just to the west on Cedar Hill Cross Road.

Another pioneer family, the Bordens, began farming in the area in 1890. Their farm, called North Dairy Farm, was leased and later purchased from the Hudson's Bay Company. It was 160 hectares stretching from Quadra Street to Blenkinsop Road. The Borden family are still in business in the same area.

In the late 1800's much of the area was forest. Cedar Hill Road, Cedar Hill Cross Road, and Saanich Road were trails. The Swan Lake Hotel was located on Saanich Road overlooking the lake. First mention of the hotel is in the Directory for 1882. Apparently, the life of the hotel was short. It burned in 1894 and was finally destroyed by another fire in 1897.

Canadian Northern Pacific Railway extended service to Sidney in 1915. The route followed the present Saanich Spur Trail past Swan Lake and along the present Lochside Drive. The Service was abandoned in 1935.

An early business in the area was Growers Wine Company. The company first located along Quadra Street in 1927. Some of the buildings now accommodate the Keg restaurant, Nautilus Sports Club, and other businesses.

Saanich Heritage Structures – An Inventory, adopted by Council as a Community Heritage Register, identifies 31 buildings and structures of heritage significance within Quadra (Map 3.1 and Appendix 3). As of December, 2000, 12 were designated as municipal heritage sites. Exterior changes to designated buildings and structures require a Heritage Alteration Permit issued by Council. All inventoried and designated heritage buildings and structures are monitored by the Heritage Advisory and Archival Committee to ensure that exterior changes, if requested, respect the heritage significance and character. The Significant Tree Committee has identified trees that are important to the community for their heritage or landmark value, or as wildlife habitat (Appendix 4). Also of historic significance is the small cemetery on the grounds of St. Luke's Anglican Church.

The Municipality may, in an Official Community Plan, define Heritage Conservation Areas to provide long-term protection for distinct districts with special heritage value

and/or heritage character. Within a Heritage Conservation Area, Council may require a Heritage Alteration Permit for subdivision, additions, new construction, and/or alteration of a building, structure, land, or feature as specified in the Official Community Plan. A Heritage Conservation Area could be considered for the Tattersall Drive area east of Quadra Street.

POLICIES

- 3.1 Preserve the public visibility of inventoried and designated heritage resources within Quadra.
- 3.2 Encourage design compatibility when considering rezoning, subdivision, and development permits in the vicinity of heritage resources.
- 3.3 Support the efforts of the Saanich Heritage Foundation, The Heritage Advisory and Archival Committee, and the Significant Tree Committee to preserve the heritage resources.
- 3.4 Consider designating the Tattersall Drive area east of Quadra Street as a Heritage Conservation Area.



MAP 3.1 Heritage Resource

4.0 RESIDENTIAL

The housing stock in Quadra is a diverse mixture of well-maintained single and two-family dwellings, attached dwellings, and apartments. As of August, 1999, there were 4,240 dwelling units, an increase of 445 units from July, 1989. Twenty-six percent of the dwelling units are multi-family.

TABLE 4.1 Housing Stock 1989 and 1999

	July, 1989		August, 1999		Net Increase 1989-1999	
	Units	% of total	Units	% of totals	Units	% increase
Single and two-family	2915	76.8	3139	74.0	224	7.7
Multi-family	880	23.2	1101	26.0	221	25.1
Total	3795	100	4240	100	445	11.7

Source: Quadra Local Area Plan, 1989
Building Permit Statistics 1989-99

TABLE 4.2 Condition of Housing Stock

	Quadra	Saanich	CRD
In need of regular maintenance only	68%	74%	73%
In need of minor repairs	26%	21%	22%
In need of major repairs	6%	5%	6%

Source: Statistics Canada, 1996 Municipal Profile

TABLE 4.3 Housing Stock by Period of Construction

	Quadra	Saanich	CRD
Before 1946	22%	12%	15%
1946-1960	23%	20%	16%
1961-1970	15%	16%	16%
1971-1980	22%	22%	24%
1981-1990	12%	21%	18%
After 1990	7%	9%	10%

Source: Statistics Canada, 1996 Municipal Profile

The 1988 Local Area Plan policies support new apartment development only within the Quadra -McKenzie Development Permit Area. New attached housing will be considered on its merits having regard for traffic generation, access, municipal servicing, and impact on adjacent single family dwellings. The Swan Lake Action Plan, 1995 provides for attached housing on Douglas Street, north of Swan Lake. The Quadra Corridor Action Plan, 1997 provides for consideration of “infill housing” only where the scale and massing is appropriate, and the environmental and social impacts would be low. Apartments are encouraged above commercial in the Quadra-Cloverdale Village area.

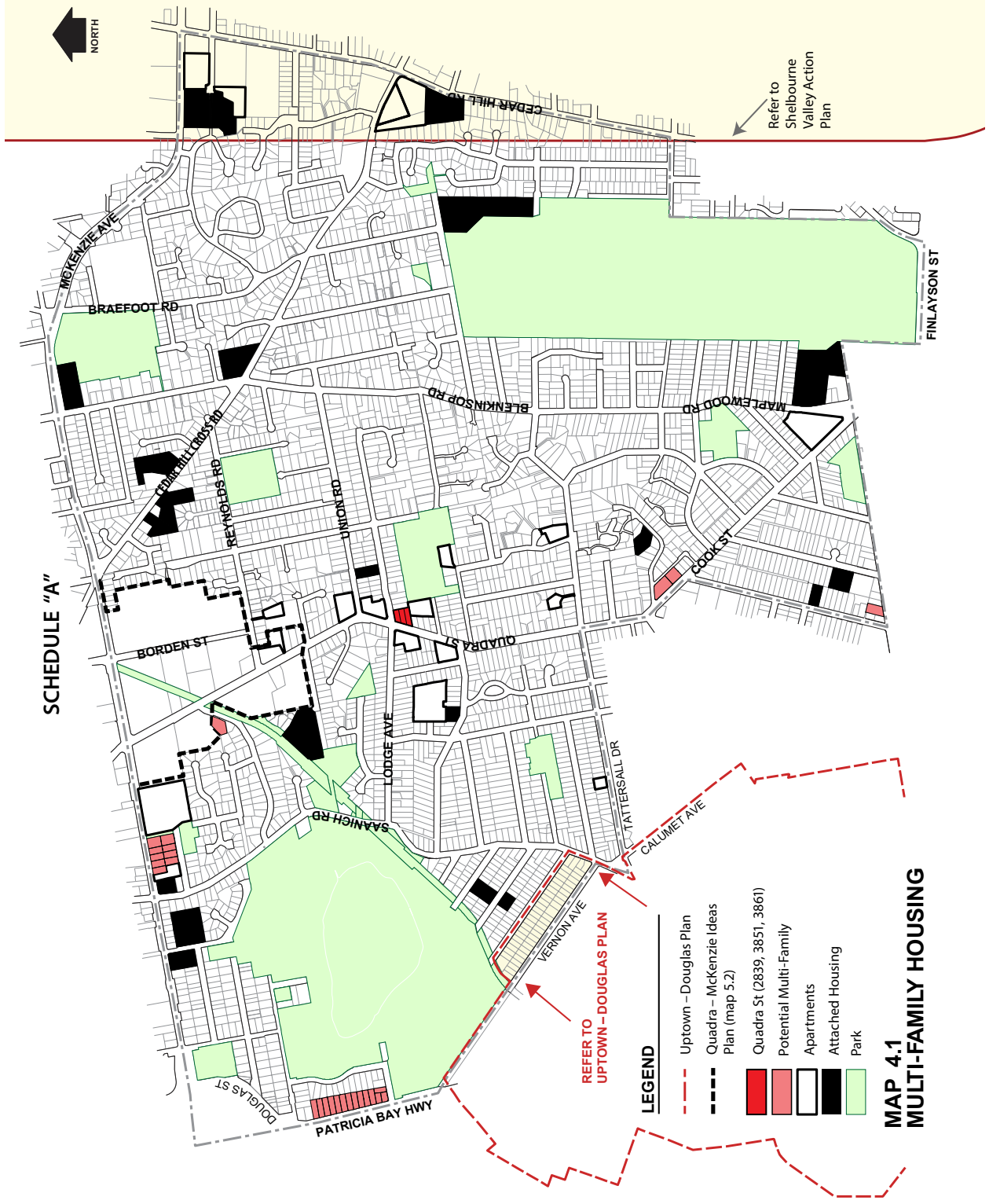
The Uptown-Douglas (UD) Plan, adopted in 2022, supplements the direction in the Local Area Plan. The UD area is expected to grow into a dense urban centre that leads growth with residential and provides a diversity of multi-unit residential housing choices, including affordable options and a variety of building typologies. When evaluating land use proposals, the UD Plan should be consulted for current policy guidance.

The Capital Region is continuing to grow and some of that growth will be directed to Saanich. The urban area is essentially built-out and strict adherence to the urban containment policy means that growth will be in the form of redevelopment of higher density housing forms within the Urban Containment Boundary. Higher density, mixed use neighbourhoods are viewed by many as a foundation for a healthy and sustainable community.

Quadra has potential to accommodate additional housing through redevelopment, primarily within the Quadra-McKenzie Development Permit Area, and infill within the residential area. The term “infill” is generally used to describe new development in established single family dwelling neighbourhoods that increases the overall density marginally without changing the predominant land use or neighbourhood character. Infill housing can be an effective way of accommodating some growth within the municipality and providing a variety of housing opportunities without extending the urban area or constructing new and costly services. It can enhance the neighbourhood by rejuvenating or replacing deteriorated or poorly maintained housing. The concern is that incrementally infill will impact on the neighbourhood by increased traffic, loss of trees and greenspace, loss of privacy for adjacent neighbours, and increased pressure on schools, parks, and other community facilities and services.

The potential for subdivision depends on a number of factors including economic considerations, site characteristics, location of houses to be retained, and the willingness of owners to cooperate in a joint venture. Zoning throughout most of Quadra is RS-6 which requires a minimum area of 560 m² for a standard lot and 835 m² for a panhandle lot. Northeast of Cedar Hill Cross Road, the zoning is RS-10 which requires a minimum area of 780 m² for a standard lot and 1020 m² for a panhandle lot. Subdivision to create smaller lots requires rezoning and is subject to a public hearing.

Two-family dwellings, attached housing, and apartments are subject to rezoning and development permit considerations. The rezoning process requires a public hearing



MAP 4.1 Multi-family Housing

GENERAL PLAN POLICIES – TWO-FAMILY DWELLINGS

- 6.5 Require that a two-family dwelling lot has:
- a. 1.3 times the minimum lot size of the largest adjacent single family dwelling zone.
 - b. a minimum lot width of 20 m (65 ft) or 1.3 times the minimum lot width of the largest adjacent single family zone, whichever is the greater, as measured at the front building line, and
 - c. where a local area plan policy supports a zone with a minimum lot size that is smaller than the existing subdivision minimum, then the policy shall apply for the purpose of calculating the minimum area for a two-family dwelling lot.
- 6.6 Evaluate zoning applications for two-family dwellings on the basis of neighbourhood context and lot size, building scale and design, access and parking.

providing an opportunity for neighbourhood input on the appropriateness of the land use and design. In order to limit the number of potential two-family dwellings, the Saanich General Plan contains policies on lot size, land use, and design considerations. Secondary suites in single family dwellings are not permitted.

Based on the Community Survey and workshop results, most Quadra residents believe that there is a good choice of housing types in the area. Single family dwellings should remain the predominant housing type and there is only limited support for new multi-family housing. New apartments, if required, should be located near commercial centres close to public transit and not spread along the major roads. Attached housing, particularly for seniors, should be carefully integrated into established neighbourhoods to provide a housing choice, having regard for environmental, social, and traffic impacts. A primary concern with any change is preservation of the neighbourhood character.

Potential Multi-Family Housing Sites

Map 4.1 identifies four potential multi-family housing sites. The following is a description of the sites and a discussion of the opportunities and constraints:

Site 1, Douglas Street – The deteriorating conditions of many of the dwellings and the number of absentee owners lends support to redevelopment of the block for attached housing as supported in the Swan Lake Action Plan. Lot configuration and depth, height considerations, and parking will influence the attached housing form. Lots at the north end of the block are deep enough to accommodate townhouses with a traditional two-bank design with central parking and shared access. Toward the south end of the block, where the lots are shallower, a more innovative housing form will be required. A variance of the Zoning Bylaw requirements for parking and access could be considered

to permit driveways to access directly to the street. Generally, housing densities should be highest near the north end of the block and lowest in the south adjacent to the nature sanctuary. Scale, massing, and site design should acknowledge the location close to the highway and the nature sanctuary and the neighbourhood scale and character. The Rainbow Park Ratepayers Association has concerns about additional traffic generation in the area.

Site 2, McKenzie/Annie – This block is within the Quadra-McKenzie Development Permit Area close to commercial services and public transit. Redevelopment for apartments is supported in the 1988 Local Area Plan. New development should access from McKenzie Avenue. The pedestrian access between Annie Street and McKenzie Avenue at the east end of the block should be retained.

Site 3, McKenzie-Quadra Commercial Area – The Quadra & McKenzie Ideas Plan 1998 provides a vision for a mixed use/village centre. South of McKeznie Avenue, the Telus and Lumberworld sites, in particular, have potential to accommodate residential development, possibly combined with retail or offices on the ground floor. The vision includes a network of pedestrian routes and open spaces linking to the regional trail. Parking and access will require careful consideration. An Action Plan to refine the vision is proposed.

TABLE 4.4 Residential Development 1999-2010 (# of units)

	August, 1999	2005	2010
Single & two-family	3139	3165	3185
Multi-family	1101	1325	1515
Total	4240	4490	4700
Population @ 2.4 ppu	10,176	10,776	11,280

Source: Planning Department Projection

Site 4, Cook Street – This site is located on the edge of the Quadra-Cloverdale Village commercial area. It is zoned C-2, General Commercial Zone and is generally under-built based on the zoning potential. Over time it is likely that the buildings will be renovated or replaced with new buildings. The current zoning permits ground floor office/retail commercial use with offices or apartments above. Special consideration of streetscape and pedestrian impacts, access, and parking is required.

The Shelbourne Valley Action Plan, adopted in 2017, supplements the direction in the Local Area Plan and identifies a broader range of sites suitable for multi-family housing. When evaluating land use proposals, the Shelbourne Valley Action Plan should be consulted for current policy guidance.

POLICIES

- 4.1 Protect and maintain the character of Quadra by maintaining single family dwellings as the principal housing form outside of the Quadra-McKenzie Development Permit Area.
- 4.2 Consider infill housing only where the scale and massing is appropriate and the environmental, social, and traffic impacts would be within acceptable neighbourhood limits.
- 4.3 Consider rezoning to permit narrow frontage lots only if the subdivider is willing to commit to an acceptable/compatible house design.
- 4.4 Consider rezoning for multi-family housing as indicated on Map 4.1.
- 4.5 Encourage residential use above the ground floor when considering new commercial development or redevelopment within the Quadra-Cloverdale Village area and the McKenzie-Quadra commercial area.
- 4.6 **Undertake an Action Plan for McKenzie-Quadra area based on the principles, design objectives, and concepts of the 1998 Ideas Plan.**

5.0 COMMERCIAL - INDUSTRIAL

The Quadra Street-McKenzie Avenue intersection is the major focus of commercial development in the Quadra Local Area. It extends south to Hulford Street and east to Borden Street. A neighbourhood commercial centre is located at the Quadra Street-Cloverdale Avenue intersection, partly within the Quadra Local Area and partly within the Saanich Core Local Area. Outside these commercial areas, there are only six small sites zoned for commercial use; two with gas stations and two with neighbourhood groceries.

Quadra residents are generally satisfied with the amount and location of commercial services to meet most day-to-day needs. Most survey respondents regularly use the commercial services at/near Saanich Centre or local commercial services in the Quadra-Cloverdale Village. Commercial services outside of Quadra at University Heights Shopping Centre, Saanich Plaza, and Shelbourne Plaza also serve Quadra residents.

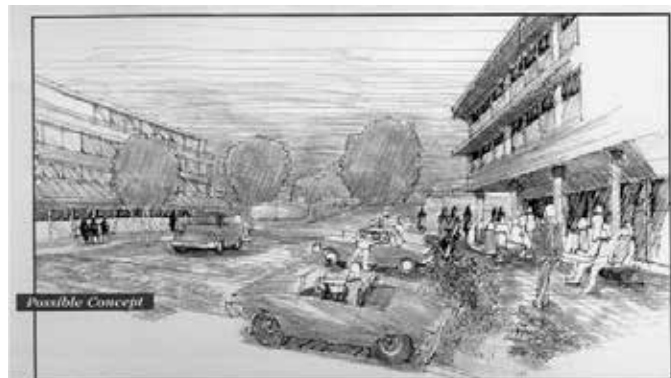
The **Uptown-Douglas (UD) Plan**, adopted in 2022, supplements the direction in the Local Area Plan. A key objective of the UD Plan is to retain and increase employment in the area. The UD Plan should be referred to when assessing potential commercial, industrial and mixed-use land use development proposals.

Quadra-McKenzie Ideas Plan

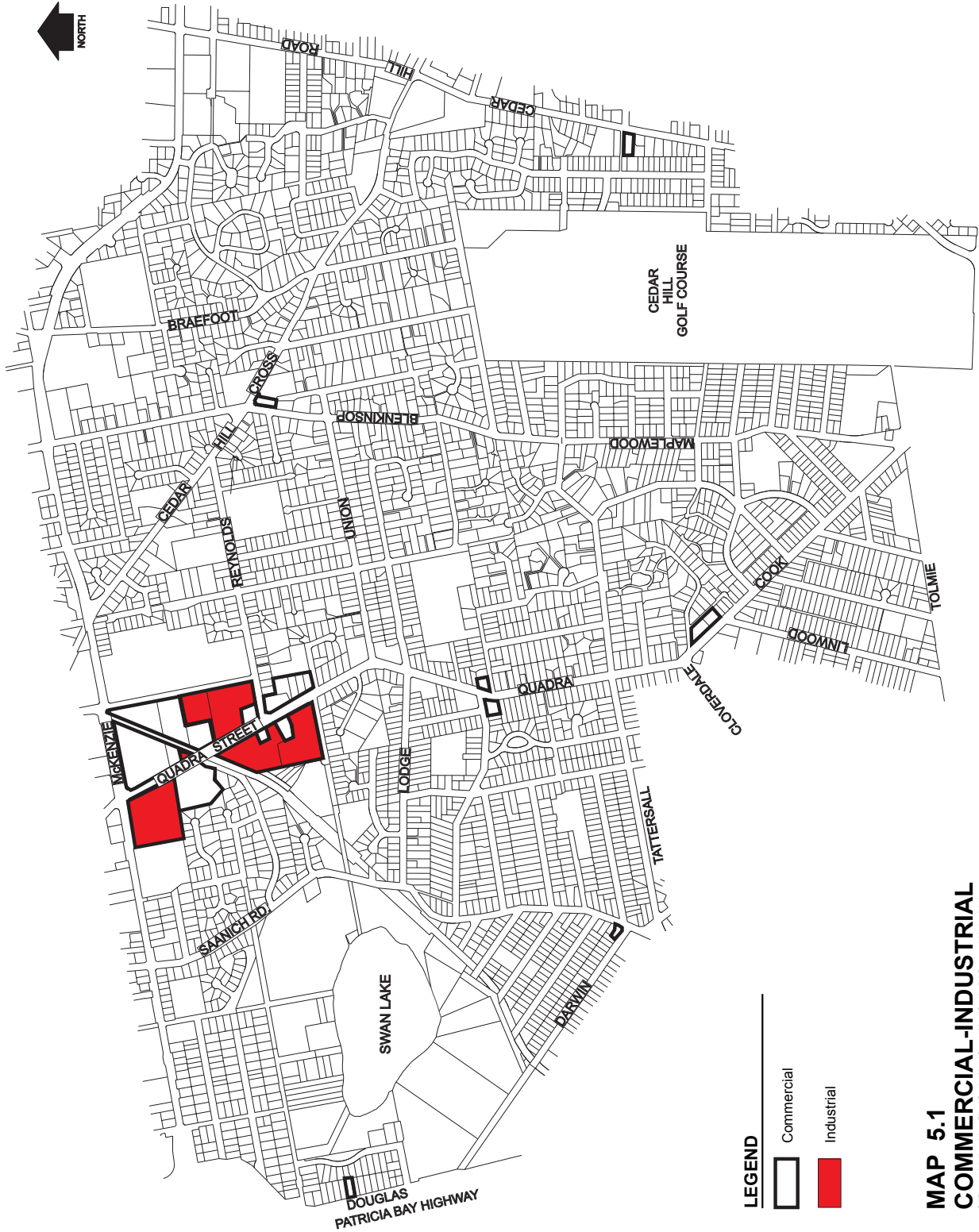
Most of the commercial or industrial zoned land is developed for commercial or industrial use, but some has potential for redevelopment. The 1988 Local Area Plan designates it for a mixture of offices, light industry, and retail commercial/residential. In 1998, Council directed that a design charette be undertaken to develop an urban design and land use concept for the area that could be referenced when considering



Saanich Spur Trail, Quadra-McKenzie Ideas Plan



Borden Street Arcade, Quadra-McKenzie Ideas Plan



MAP 5.1 Commercial - Industrial

redevelopment proposals. The charette team included architects, landscape architects, planners, engineers, landowners, business people, Saanich councillors and community representatives.

The charette was the first step in a community planning process to develop a comprehensive plan for the area. The Quadra-McKenzie Ideas Plan, available under separate cover, illustrates the results of the charette.

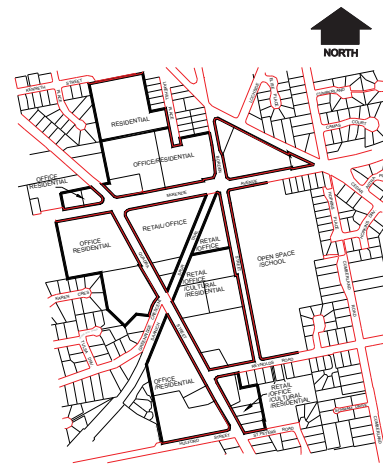
It highlights opportunities and constraints and contains a concept for mixed use neighbourhood with a village centre character. The mix of uses includes more retail and office, as well as a residential component to help support the commercial activities. The overall concept envisages an increase in density, but with a low profile that respects the scale of surrounding neighbourhoods.

The pedestrian focus for the area is to be the Saanich Spur regional trail, Blenkinsop Creek, and the created open space system. There is an opportunity to incorporate Reynolds School into the community through improved pedestrian access, partnerships with business, and development of a community arts centre at the school or nearby.

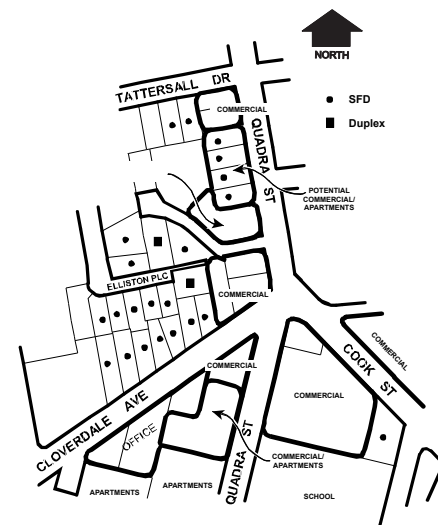
The charette provided a preliminary overall concept for the area which will help guide development in the future, however, specific land use and design guidelines are needed to ensure that the concept is realized. An Action Plan to review the principle and critically evaluate the urban design elements is proposed separate from the local area planning process.

Quadra-Cloverdale Village Commercial

The neighbourhood shopping area around the Quadra-Cook-Cloverdale intersection contains a mixture of retail stores, services, and offices. The commercial buildings vary in size, condition, age, and architectural style. Some of the buildings have commercial on the ground floor and apartments above. The older commercial development is generally under-built relative to the zoning potential. Over time it is likely that these buildings will be renovated or replaced with new buildings.



MAP 5.2 Quadra-McKenzie Ideas Plan



MAP 5.3 Quadra-Cloverdale Village

Through the Quadra Corridor Action Plan process, area residents identified a number of issues. Generally, the commercial area is fragmented and lacks a village commercial identity and its own sense of place. Overhead wiring contributes to visual congestion and utility poles obstruct the sidewalks.

Heavy traffic on Quadra Street and congestion around the busy intersection makes access difficult and pedestrian circulation seem unsafe. When most businesses are closed, there is too little pedestrian activity to generate a feeling of security or neighbourhood place. The residents expressed a vision for an attractive, low-scale, pedestrian friendly, commercial area with a variety of small shops and services.

Appropriate commercial redevelopment and streetscape improvements would help to clearly define the area and alert drivers that they are passing through an area of high pedestrian activity. The ability to realize the village commercial vision, however, is limited by high traffic volumes and congestion along Quadra Street and it is unlikely that any significant reduction in traffic volumes will occur over time, despite improvements to public transit and efforts to promote and encourage alternative forms of transportation to the automobile. Limited expansion of the commercial area could be considered on the west side of Quadra Street between Stoba Lane and Tattersall Drive as a catalyst for change provided the scale and design is appropriate, but access and off-street parking requirements may be a limiting factor.

Revitalization and enhancement of the streetscape is possible with the cooperation of business owners, merchants, residents and Municipal Council. Banners, street furniture, and coordinated awnings and business signs have been suggested to provide a cohesive appearance, a friendlier pedestrian environment, and a clear definition of the village area. Moving overhead utilities underground would enhance the streetscape, but it is costly.

If the owners and merchants are prepared to pursue revitalization and enhancement of the Village, the Municipality could assist by developing specific guidelines on scale, massing, and design for new development or redevelopment and by investigating funding partnerships.

POLICIES

- 5.1 Undertake an Action Plan for the Quadra-McKenzie area based on the principles, design objectives, and concepts of the 1998 Ideas Plan.**
- 5.2 Do not consider rezoning for new commercial sites outside of the Quadra-McKenzie Development Permit Area.
- 5.3 Refer to the Quadra Corridor Action Plan – Village Redevelopment Guidelines (Figure 5.1) when considering applications for change within the Quadra-Cloverdale Village commercial area.
- 5.4 Develop a revitalization strategy and concept plan for the Quadra-Cloverdale Village commercial area if there is interest from the property owners and merchants, as well as the Community Association.

FIGURE 5.1 Quadra Corridor Action Plan - Village Development Guidelines

- 2-3 stories.
- neighbourhood scale, ground floor office/retail commercial with offices or apartments above.
- land assembly or joint access agreements to limit number of driveways.
- parking behind or under buildings.
- special consideration of streetscape impacts and landscaping adjacent to residential.
- pedestrian and bicycle friendly design.

6.0 ENVIRONMENT

Quadra has a number of natural features that are environmentally significant, contribute to the character and aesthetics of the local area, provide pollution control, and valuable habitat for a variety of birds and other small animals. These features are indicated on Map 6.1 and include Swan Lake, Swan Creek, Blenkinsop Creek, and King's Pond, as well as pockets of native vegetation including Garry oak, Douglas fir, and arbutus trees.

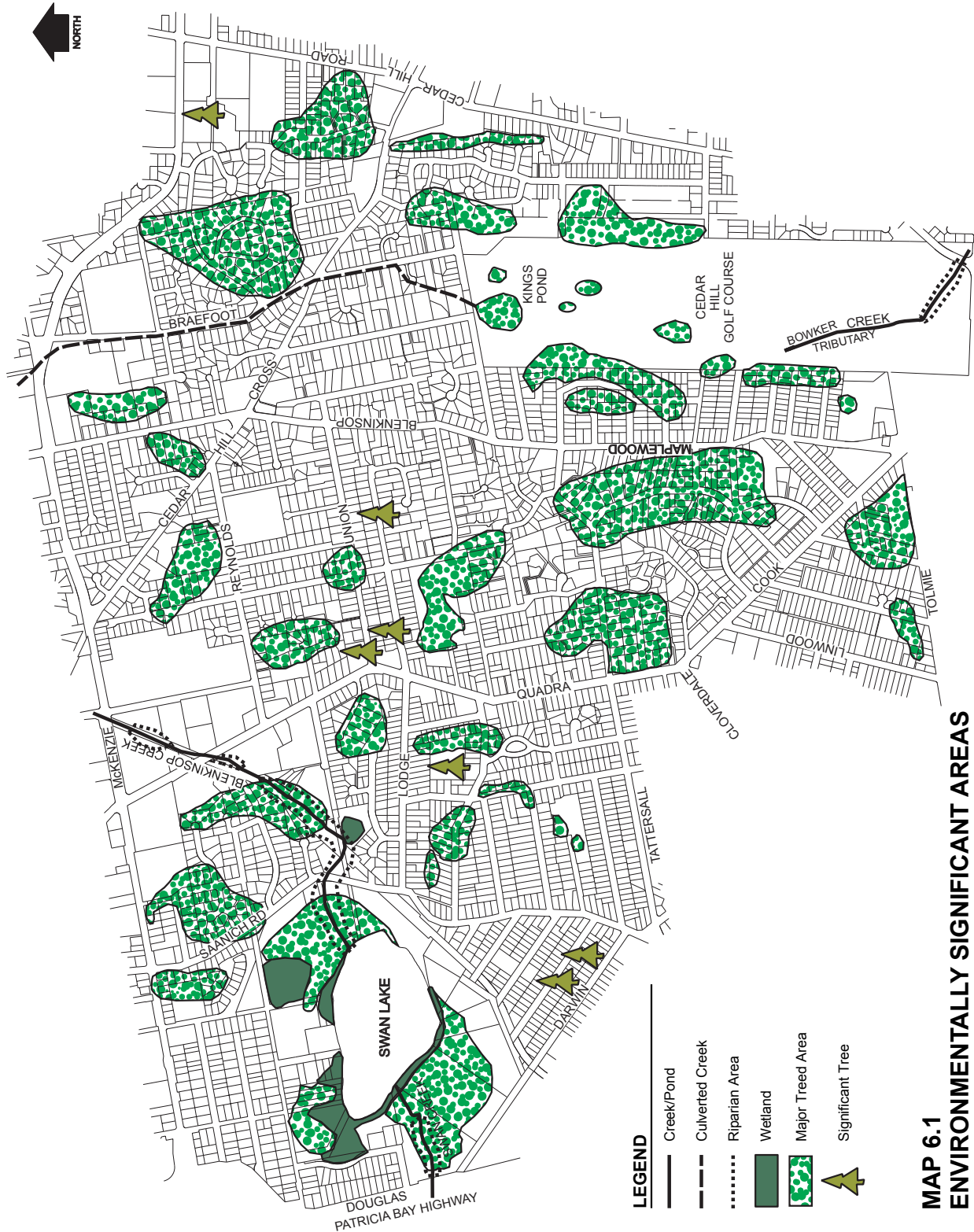
The major aquatic ecosystem features are Swan Lake located within the Swan Lake-Christmas Hill Nature Sanctuary and King's Pond located at the north end of Cedar Hill Park and Golf Course. The lands within the sanctuary are publically owned and managed by the Nature Sanctuary Board. King's Pond is managed by Saanich Recreation Department.

Swan Lake is fed by Blenkinsop Creek and drains via Swan Creek to Colquitz River. A large area of Quadra is within the Colquitz River watershed. Colquitz River and its tributaries are vital fish habitat for a number of species including Coho salmon and cutthroat trout. Most of the system is open except for a portion of Blenkinsop Creek which is culverted through the Quadra-McKenzie commercial/industrial area. The east part of the local area is within the Bowker Creek drainage area. Bowker Creek flows south through Oak Bay municipality into Oak Bay. The south part of the local area is within the Cecelia Creek catchment area. Cecelia Creek, located in the City of Victoria, extends from near Mayfair Shopping Centre to the Gorge Waterway near the Selkirk Trestle. Historically, the upper reaches of Cecelia Creek were in Saanich. Now the creek is part of a piped stormwater collection system.

The issue of stormwater quality and quantity discharging into natural streams is important. Water running off properties and streets into receiving streams via the storm drains contain pollutants such as oil, gas, lead, heavy metals, and pesticides. Water quality in streams is also negatively affected by excessive amounts of nutrients (nitrogen and phosphorus) from fertilizers, composting grass and leaves deposited along the banks, and animal feces. Excessive flows during storm events can result in scouring of the streambed and erosion of the banks.

The Watercourse Bylaw restricts fouling, obstructing, or impeding the flow in watercourses in order to maintain the quality of water and the rate of flow. This bylaw requires that in-line oil and grease interceptors must be installed where a paved or impervious parking lot is considered in any development, except single family dwellings and two-family dwellings. The purpose is to intercept the stormwater run-off from the parking lot before it reaches the municipal drainage system. The owners of the land are required to undertake maintenance and repair to maintain the device in good working condition. Salmon bearing streams are also governed under the Federal Fisheries Act and the Municipal Water Act. The Local Government Act provide Council the authority to establish a Development Permit Area for the protection of natural watercourses and fisheries by controlling erosion, and protecting banks and streamside vegetation (riparian zone). Consideration is being given; separate from the local area plan review,

to establishing a municipal wide development permit area for these features along with revisions to the Watercourse Bylaw. In addition, on-going education by all levels of government is required to help residents understand that their actions can directly affect the health of the creeks and thereby the fish.



MAP 6.1
ENVIRONMENTALLY SIGNIFICANT AREAS
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MAP 6.1 Environmentally Significant Areas

The overall character of Quadra and the quality of the streetscapes is influenced by areas of native vegetation and the canopy of mature trees, in particular, the Garry oaks. Trees, other natural vegetation, and rocky outcrops located in private yards, parks, and road rights-of-way, link major natural areas, and provide valuable habitat for a variety of birds and other small animals. These green nodes and linkages are important to maintaining a healthy and liveable neighbourhood and are critical elements of a municipal green/blue spaces system.

Garry Oak Facts

- The Garry oak meadow ecosystem contains woodlands, meadows, grasslands, scattered Douglas fir stands, and open rocky areas.
- Located primarily on the southeast coast of Vancouver Island and the southern Gulf Islands. The ecosystem deserves to be recognized as Nationally endangered.
- Prior to the impacts of urban development, the Greater Victoria area contained the largest continuous occurrence of Garry oak woodlands.
- Many of these woodlands and the associated ecosystem have been lost or are endangered. It is important that the remnants are protected and restored.

POLICIES

- 6.1 Encourage protection and restoration of indigenous vegetation, wildlife habitat, and riparian environments within Quadra when considering applications for change in land use.
- 6.2 Preserve rock outcrops, trees, and other natural vegetation within parks, boulevards, unconstructed road rights-of-way, and other public lands within Quadra.
- 6.3 Develop a restoration plan for areas identified for stream and riparian zone restoration in the Environmentally Significant Areas Inventory.
- 6.4 Support the efforts of the Garry Oak Meadow Preservation Society and the Garry Oak Ecosystem Recovery Team to protect, sustain, and restore Garry oak meadows and ecosystems.
- 6.5 Promote environmental awareness by cooperating with the Quadra/Cedar Hill and Rainbow Park Community Associations to identify and acknowledge citizens, developers and/or businesses for special contributions to the environmental health of the community.

7.0 PARKS AND OPEN SPACE

Quadra is generally well served with parkland. There are eleven neighbourhood and community parks and three schools which together, provide nearly 26 ha of public open space. In addition, Cedar Hill Park and Swan Lake Nature Sanctuary contribute 100 ha of municipal level open space and the Saanich Spur trail provides a linear park function that serves the entire region. The Parks Priority Study, 1994 identifies future additions to King's Pond Nature Sanctuary, Braefoot Park, and Swan Lake Nature Sanctuary to rationalize the park boundaries and/or improve the park function.

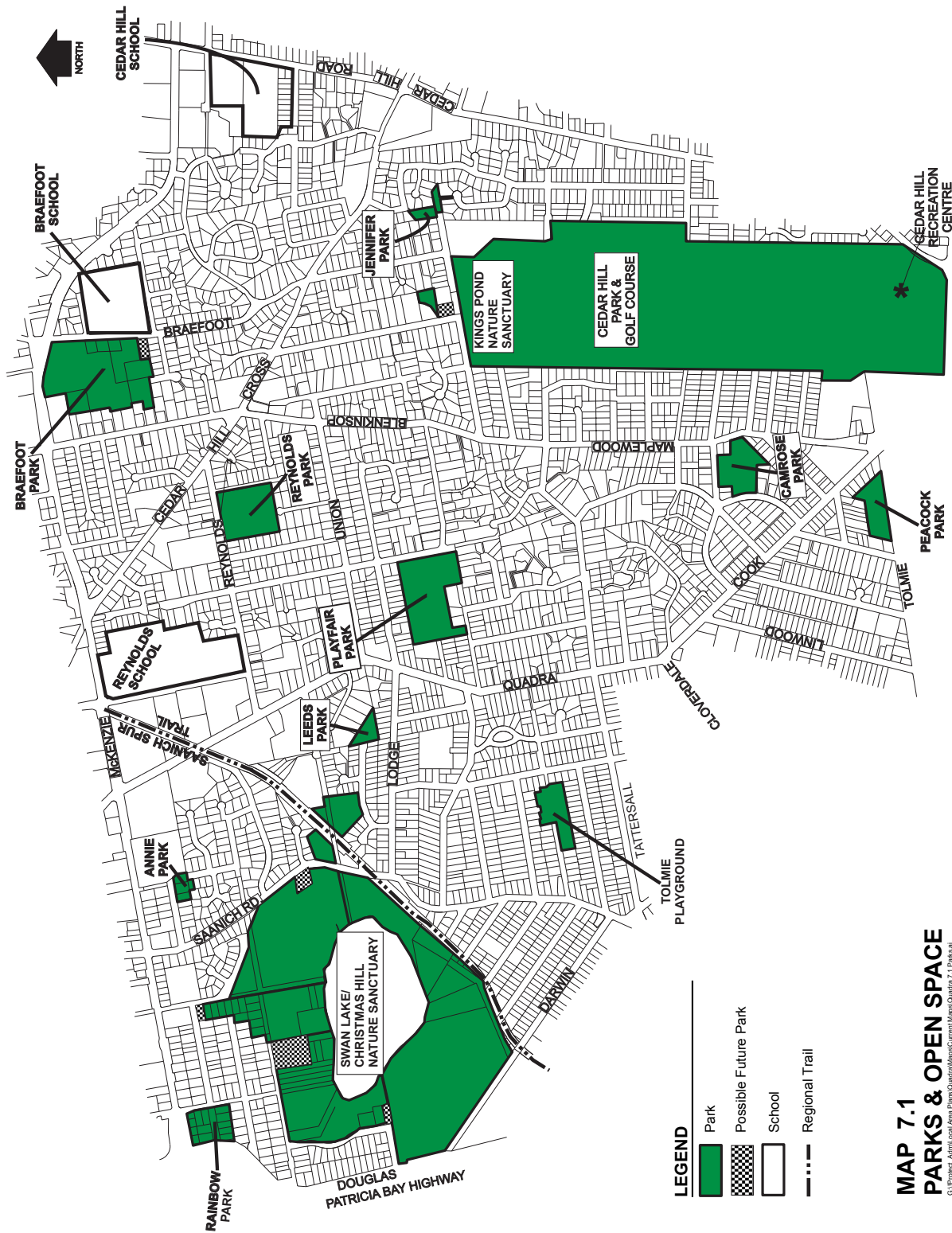
Respondents to the community survey indicated a high level of satisfaction with the park, and open space network which offers a good variety of recreational trails, walkways, and parks. In particular, Swan Lake Christmas Hill Nature Sanctuary, Playfair Park, King's Pond Nature Sanctuary, Cedar Hill Park, and the regional trail were mentioned most often as important recreational and open space assets to be maintained and enhanced. Also, many respondents noted the contribution of the landscaped traffic islands in Quadra to the overall neighbourhood character and streetscape enhancement.

In 1980, Council committed to expand Rutledge Park, located west of Quadra Street in the Saanich Core local area, to serve the growing population in the Quadra-Cloverdale area. A park design has been endorsed by Council. Demolition of the municipality owned rental housing in the block between Inverness Road and Scotia Street began in 2000. Construction of the park will begin in 2001 and will be phased over three years.

Public school yards also contribute to the inventory of neighbourhood parks and open spaces and school buildings can help to address the need for community meeting space and facilities for special needs groups. In 1997, Saanich and School District #61 completed a joint use agreement to make municipal parks and recreation facilities available for school use and school facilities available for community use.

The Saanich Spur Trail

The Galloping Goose, Saanich Spur, and Lochside Trails, established on an abandoned rail bed and trestles, stretch 100 kilometres from Leachtown to Swartz Bay and form part of the Trans Canada Trail which will traverse the country early in this millennium. The Galloping Goose Trail, dedicated in 1989, extends from the Switch Bridge near Town & Country Shopping Centre west into West Shore and south into the City of Victoria. The Saanich Spur Trail, located within Quadra, extends northeast from the Galloping Goose to McKenzie Avenue where it becomes the Lochside Trail which then extends out to the Saanich Peninsula. The Goose is managed by the Capital Regional District Parks, the Saanich Spur is jointly managed by the CRD Parks and Saanich, and Lochside Trail is municipally managed.



MAP 7.1 Parks and Open Space

TABLE 7.1 Parks Summary

Park	Area (ha)		Park Type
	Existing	Proposed	
Neighbourhood Parks			
Annie	0.47	-	Natural
Braefoot Elementary	1.76	-	Structured Athletic, Unstructured Recreation
Camrose	1.60	-	Natural
Jennifer	0.22	-	Natural
King's Pond	0.29	0.29	Nature Sanctuary
Leeds	0.44	-	Unstructured Recreational
Peacock	1.15	-	Natural
Rainbow	1.17	-	Unstructured Recreational
Reynolds	2.29	-	Structured Athletic, Unstructured Recreation
Tolmie	1.24	-	Unstructured Recreational
Total	10.63	0.29	
Community Parks			
Braefoot	5.70	0.17	Structured Athletic, Unstructured Recreation
Cedar Hill Secondary	2.08	-	Structured Athletic, Unstructured Recreation
Playfair	3.74	-	Natural, Unstructured Recreation, Special Horticultural
Reynolds Secondary	3.32	-	Structured Athletic, Unstructured Recreation
Total	14.84	0.17	
Municipal Parks			
Cedar Hill	53.76	-	Natural, Structured Athletic, Special Horticultural, Nature Sanctuary
Swan Lake	47.14	1.32	Nature Sanctuary
Total	100.90	1.32	
Total All Parks	126.37	1.78	

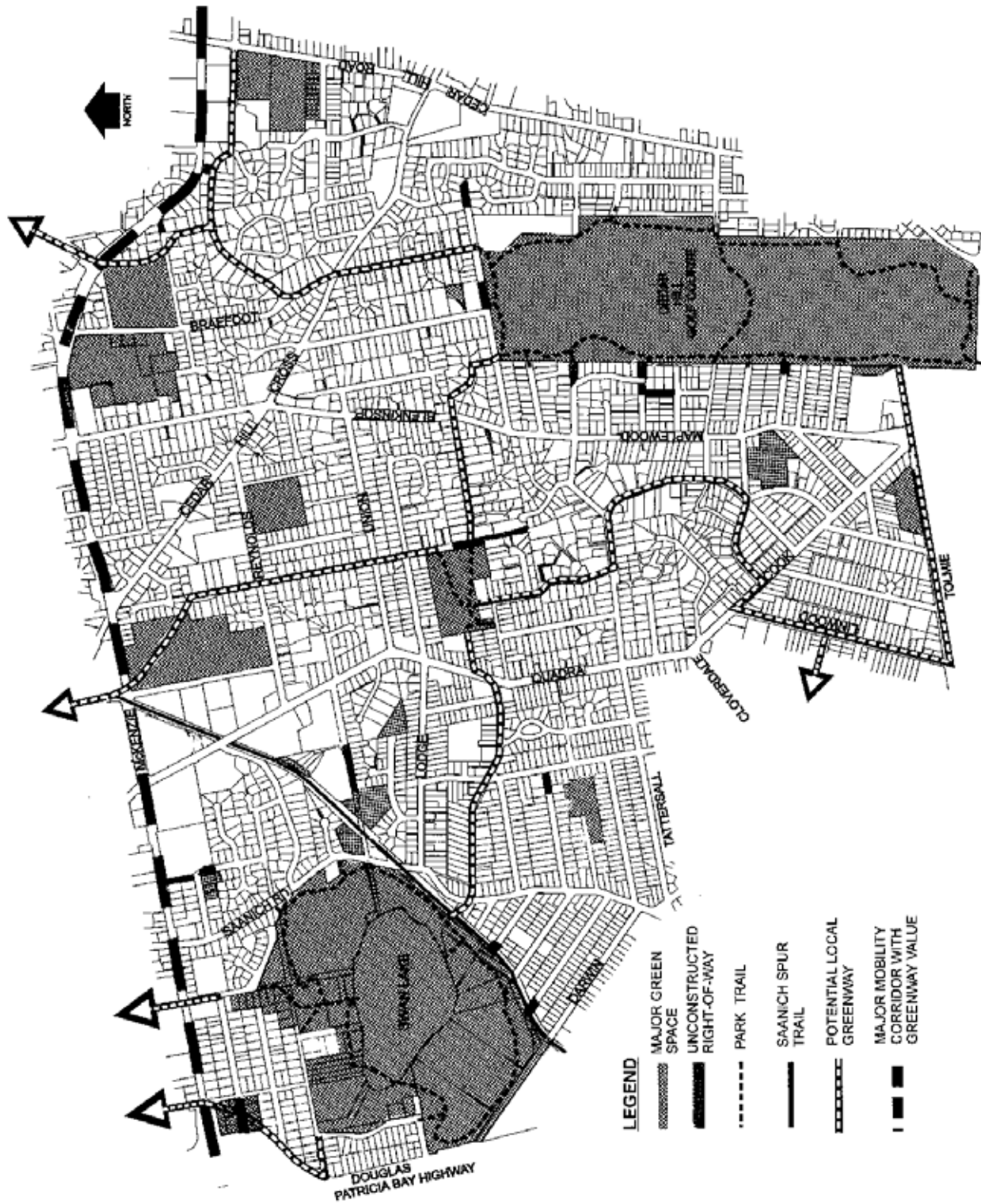
The trails offer an alternative transportation choice and safe recreation opportunities. Daily, as many as 2,000 commuter trips are made on the Galloping Goose. CRD Parks and the municipality are continuing to develop and enhance the regional trail network. Additional rest areas, tree planting, and community art on public and private lands could further enhance the trail experience. Some trail users have identified a need for better access and more parking. The Quadra-McKenzie Ideas Plan presents a vision for the trail as the focus for a local greenway, pedestrian, and cycling network connecting the various land use and transportation elements. Key elements of the vision are safe crossings at Quadra Street and McKenzie Avenue.

Green/Blue Spaces Strategy

In October, 2001, Council endorsed Saanich Green/Blue Spaces – A Framework for Action. This document builds on and complements the 1997 Regional Green/Blue Spaces Strategy prepared by CRD Parks and the Provincial Capital Commission. The concept is for a comprehensive network of green/blue space nodes and linkages. The nodes will comprise both public and private lands and high recreation, conservation, and/or natural resource value and could include rural and watershed lands, major municipal and regional parks, key institutional lands, lands within the Agricultural Land Reserve, and significant vegetation areas. The linkages will provide conservation and/or recreational corridors to preserve habitat and allow for movement of people and wildlife between the nodes. They could include river or stream corridors, linear parks, marine coastal areas, habitat corridors, scenic streetscapes, hiking, cycling, and equestrian trails and/or arterial highway corridors.

Greenways are an important component of the green/blue spaces network. The Victoria Natural History Society, as part of a Greenways Inventory Project, has identified existing and potential greenways including lanes, footpaths, and unconstructed road rights-of-way. As the major east-west mobility corridor across the municipality, McKenzie Avenue should also be considered as a potential greenway.

Map 7.2 identifies a potential greenways network within Quadra. The local greenways and green/blue spaces network will be expanded over time through detailed study and consultation at the neighbourhood level. In the interim, all potential green/blue space elements are considered to be important and care should be taken to ensure that they are not lost or damaged.



MAP 7.2 Greenways and Trails

POLICIES

- 7.1 Acquire and reserve lands for neighbourhood, community, and municipal parks, as shown on Map 7.1.
- 7.2 Petition the Province to raise title to undeveloped road rights-of-way and retain them to provide informal open spaces and trail linkages.
- 7.3 Integrate local parks and trails with a municipal-wide greenways system and the regional trails network and coordinate a program to identify greenways, footpaths, and trail connectors with directional signs.
- 7.4 Continue to work CRD Parks, Swan Lake-Christmas Hill Nature Sanctuary, other agencies, and private landowners to further develop and enhance the regional trails network including a safe pedestrian/cyclist crossing of McKenzie Avenue at Borden Street and a grade separated pedestrian/cyclist crossing of Quadra Street at the Saanich Spur trail.

8.0 COMMUNITY AND CULTURAL SERVICES

This session provides an overview of available services. It by no means covers the full range of facilities and services available to Quadra residents.

Institutions

The term “institutional” generally refers to schools, churches, community residential facilities, daycare centres, and nursing homes. They form part of a sustainable community, and therefore should be integrated within all local areas. Locational integration also offers the ability to bring the programs provided by the institutions closer to the people they serve.

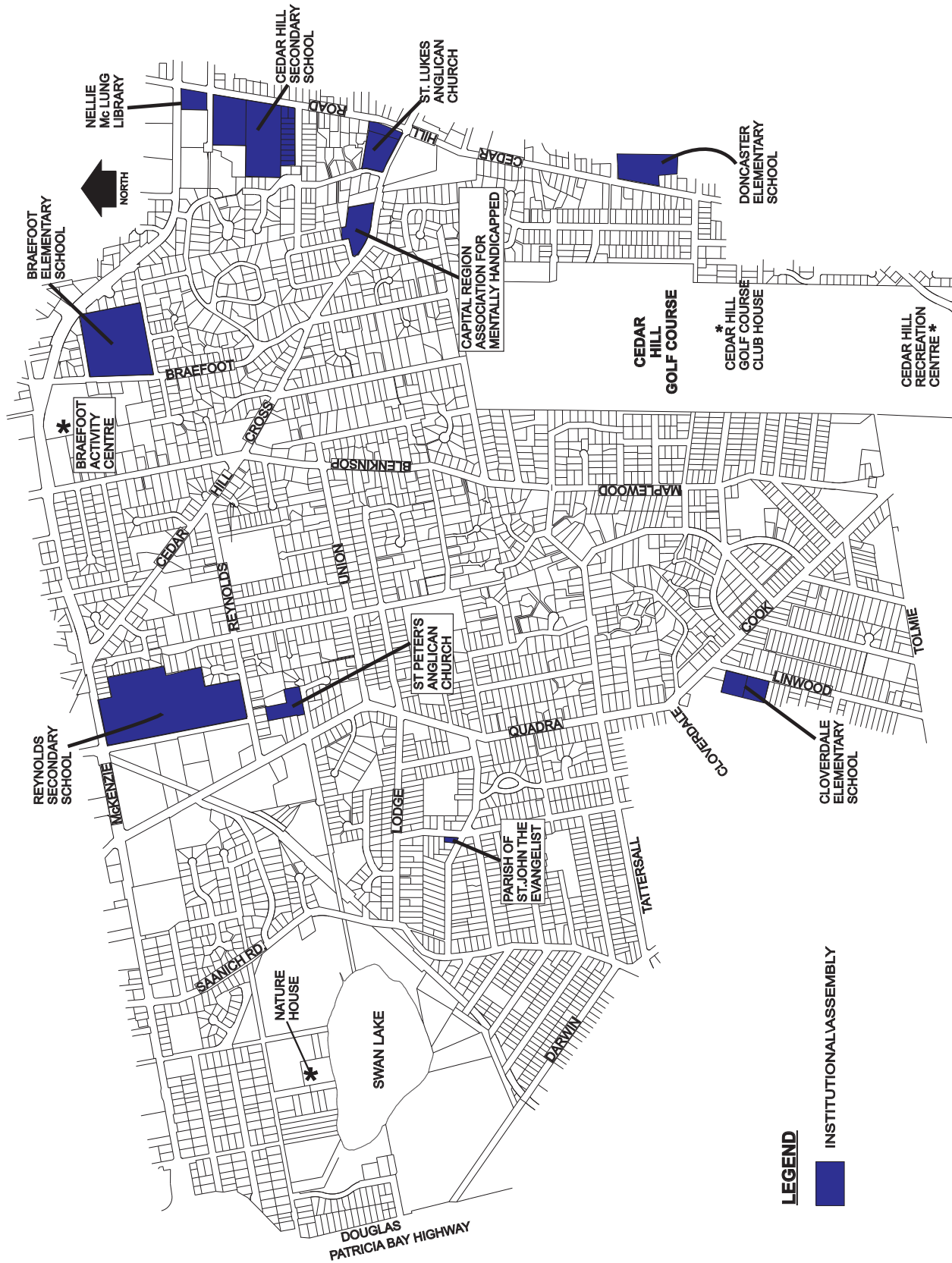
Institutional uses in Quadra include three schools, three churches, Capital Region Association for the Mentally Handicapped, and the Nellie McClung Library Branch.

Of the three schools in the area, Braefoot Elementary and Cedar Hill Junior are operating well below capacity. Enrolment at Reynolds Secondary is well above the operating capacity. Improvements to expand the capacity to 1000 students will be completed by 2001. Doncaster Elementary, within the Shelbourne Local Area, and Cloverdale Elementary, within the Saanich Core Local Area, also accommodate students from Quadra. Enrolment at Doncaster is below capacity while Cloverdale is operating slightly above capacity. Upgrades to Cloverdale and Doncaster Schools are included in the School Districts Five-Year Budget subject to funding by the Province.

TABLE 8.1 School Enrolment

	Nom Cap	Oper Cap	Actual	Projected September Enrolment						
				1998	1999	2000	2001	2002	2003	2004
Braefoot K – Grade 7	400	344	287	271	272	230	223	216	214	207
Cloverdale K – Grade 7	375	322	341	333	336	342	351	351	363	353
Doncaster K – Grade 7	600	512	439	437	432	419	412	403	409	409
Reynolds Grades 8 – 12	750	750	1009	1000	988	970	973	975	955	954
Cedar Hill Grades 8 – 12	550	550	432	388	376	384	371	366	347	350

Source: Greater Victoria School District, April 1999



MAP 8.1 Institution and Assembly

Despite easy access from most areas of Victoria, new institutional or assembly uses are not anticipated due to the shortage of potential sites. Nevertheless, should a rezoning application for an institutional or assembly use or special needs housing be received, it should be judged on its merits giving special consideration to access, traffic generation, parking, scale, and impact on adjoining properties.

Social Services

The social profile for the area indicates that the dominant age group is 35-44 years and there are a slightly higher percentage of elderly residents than for Saanich as a whole. An analysis of the multi-family housing stock indicates that attached dwellings and apartments, which cater primarily to active seniors and empty nesters, are disbursed throughout Quadra. There is an Abbeyfield House for seniors on Reynolds Road and a congregate care facility for seniors on Garnet Place. Twilight Homes Ltd. is developing a senior's housing complex on the Dawson Heights property at the corner of Cedar Hill Road and Cedar Hill Cross Road. The first phase, completed in 1999, is rental apartments. Future phases will include congregate housing and a multi-level care group home facility. The Capital Region Housing Corporation operates a housing project on Sevenoaks Road in the Swan Lake neighbourhood which caters to low-income families.

Saanich Recreation operates four community recreation centres offering primary health and recreation services and a variety of facilities, multi-use spaces, and programs catering to seniors, families, and youth. Aquatic facilities are available at Gordon Head Community Recreation Centre and Saanich Commonwealth Place. Pearkes Community Recreation Centre includes two arenas, indoor lawn bowling, and tennis courts. Cedar Hill Recreation Centre, located within Quadra, provides racquet sports facilities. Cedar Hill Golf Course is municipally owned and operated. Banquet and meeting facilities are available in the clubhouse.

The New Horizons Seniors Club operates from Cedar Hill Recreation Centre. Les Passmore Activity Centre, located to the west of Quadra in the Tillicum Local Area, is operated by the Silver Threads Service. Youth Activity Centres are located at Pearkes Community Recreation Centre and Gordon Head Community Recreation Centre. Saanich Neighbourhood Place and Queen Alexandra Centre for Children at Pearkes Centre provide a variety of family support services. In addition to the recreation centres, some programs are offered from municipal parks and schools. Saanich has a joint access agreement with Greater Victoria School District #61 which provides for community access to school facilities.

The Job Search Centre associated with Spectrum Community School offers employment training programs for families and at-risk youth. The centre offers high school completion and job training through the youth internship program for those aged 16-21. Youth and family counselling for those children aged 8-12 is delivered at neighbourhood elementary schools.

Personal Safety and Emergency Preparedness

The Saanich Police Department provides a variety of investigative, preventative, and community policing programs to protect and serve the residents of Saanich. Crime prevention through the Block Watch program includes safety audits, safety checks, and public meetings. Through the schools program, students have access to police liaison officers and there is also a program to establish “police posts,” or mobile temporary police stations at malls and community recreation facilities like Pearkes Community Recreation Centre.

The Saanich Emergency Program is coordinated by the Saanich Fire Department. The recreation centres are designated primary reception centres following a major disaster.

Arts and Culture

The General Plan, 1993 recognizes the contribution of the arts to the cultural identity and social well-being of the community. It encourages support for acquisition and display of art in public buildings and outdoor spaces. The Municipal Hall and Recreation Centres provide display space for local artists and the Sign Bylaw has been amended to permit public art on walls and buildings, subject to Council approval. Public art has been encouraged along the regional trail to enhance the trail and provide a venue for local artists. Further opportunities to enhance the trail with new art on buildings and structures, within the Quadra-McKenzie commercial area, should be considered through an Action Plan and the design review and development process. Streetscape improvements envisioned in the Quadra-Cloverdale Village commercial area, should they be realized, could also incorporate public art on banners and street furniture.

The Saanich Recreation Centres and schools offer a variety of arts programs and facilities. A state-of-the-art theatre and flexible performance space is available at Spectrum Community School and a fine arts facility is being developed at Reynolds School. A sound studio at Reynolds School is operated jointly between School District #61 and the District of Saanich.

POLICIES

- 8.1 Consider a rezoning application for an institutional use on its merits giving special consideration to access, traffic generation, noise, scale, parking, municipal services, and impact on adjoining residential properties.
- 8.2 Continue to work with local schools, parent advisory groups, community associations, established agencies, and local residents, including youth, to determine community service needs and implement needed programs.
- 8.3 Encourage and assist community associations and groups to implement neighbourhood programs such as the Block Watch program.
- 8.4 Consider opportunities for art to enhance public and private spaces through the rezoning and development permit process.
- 8.5 Continue to work with School District #61 to improve community access to school facilities.
- 8.6 Continue to work with elementary school principals and parents' groups to provide and maintain safe walking routes to school.
- 8.7 Encourage the placement of art on public and private buildings and spaces adjacent to the Saanich Spur trail.

9.0 PUBLIC WORKS AND DEVELOPMENT COST CHARGES

Quadra is served by sanitary sewer, water supply, and storm drain systems. Storm drains comprise a combination of pipes, open ditches, and natural watercourses. A policy of zero increase in stormwater run-off has been implemented. Open ditches are gradually being replaced by pipes. It should be recognized, however, that the grassed, open ditches provide an environmental benefit through a filtering function which can improve the quality of stormwater entering natural systems, and by slowing water down before it enters the receiving stream. A program to replace substandard water mains is on-going and a new water pump station is to be constructed at Cedar Hill Cross Road and Merriman Drive to provide increased water pressure in the Synod Road and upper Doncaster Drive area. Improvements to municipal services, where necessary, are required of the developer for new developments, financed by local improvement, or partially financed by development cost charges.

A small area along the municipal boundary at Quadra Street is serviced to sewer mains in the City of Victoria which are deficient in sewer capacity and could affect redevelopment potential. Also, the southern area is serviced to the storm drain system in the City of Victoria which is currently deficient in capacity. A capital works program is underway in the City to improve storm drainage in the Cecelia Creek catchment area. The work is also addressing issues of possible cross connections between storm and sewer lines.

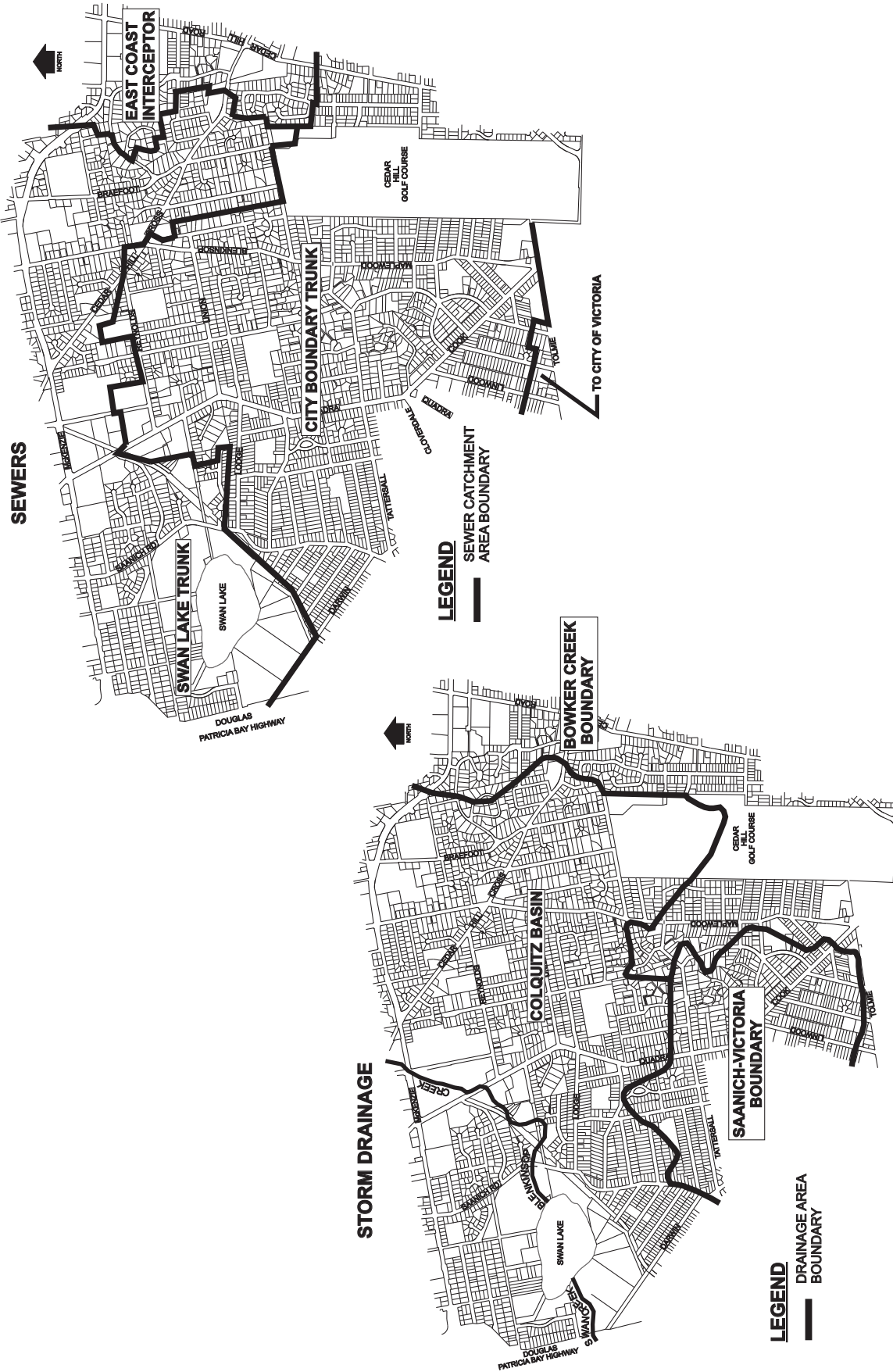
In addition, to the municipal services, Telus and Shaw Cable provide communications services, and BC Hydro provides power. Terasen Gas distributes natural gas to most streets in the area. Expansion of service to all streets is possible; however, installation will be on a demand basis.

Development Cost Charge Areas

Council may, by bylaw, fix and impose development cost charges (DCCs) to provide funds to assist the municipality in paying the capital cost of providing, constructing, altering, or expanding sewage, water, drainage, and highway facilities and acquiring and improving parkland to accommodate new development. New development throughout the local area is subject to development cost charges for neighbourhood, community, and municipal parks, major roads, and bikeways.

POLICIES

- 9.1 Continue to coordinate the planning and provision of public works with land use, transportation, and environmental policies.
- 9.2 Enhance the streetscape, safety, and environmental quality by improving storm drains when undertaking public works improvements, road constructions, or new development.
- 9.3 Assign a high priority to enclose open ditches on collector streets in Quadra.
- 9.4 Coordinate with the City of Victoria to resolve capacity limitations in the sanitary sewer and storm drain systems.



MAP 9.1 Public Works

10.0 MOBILITY

Road Network

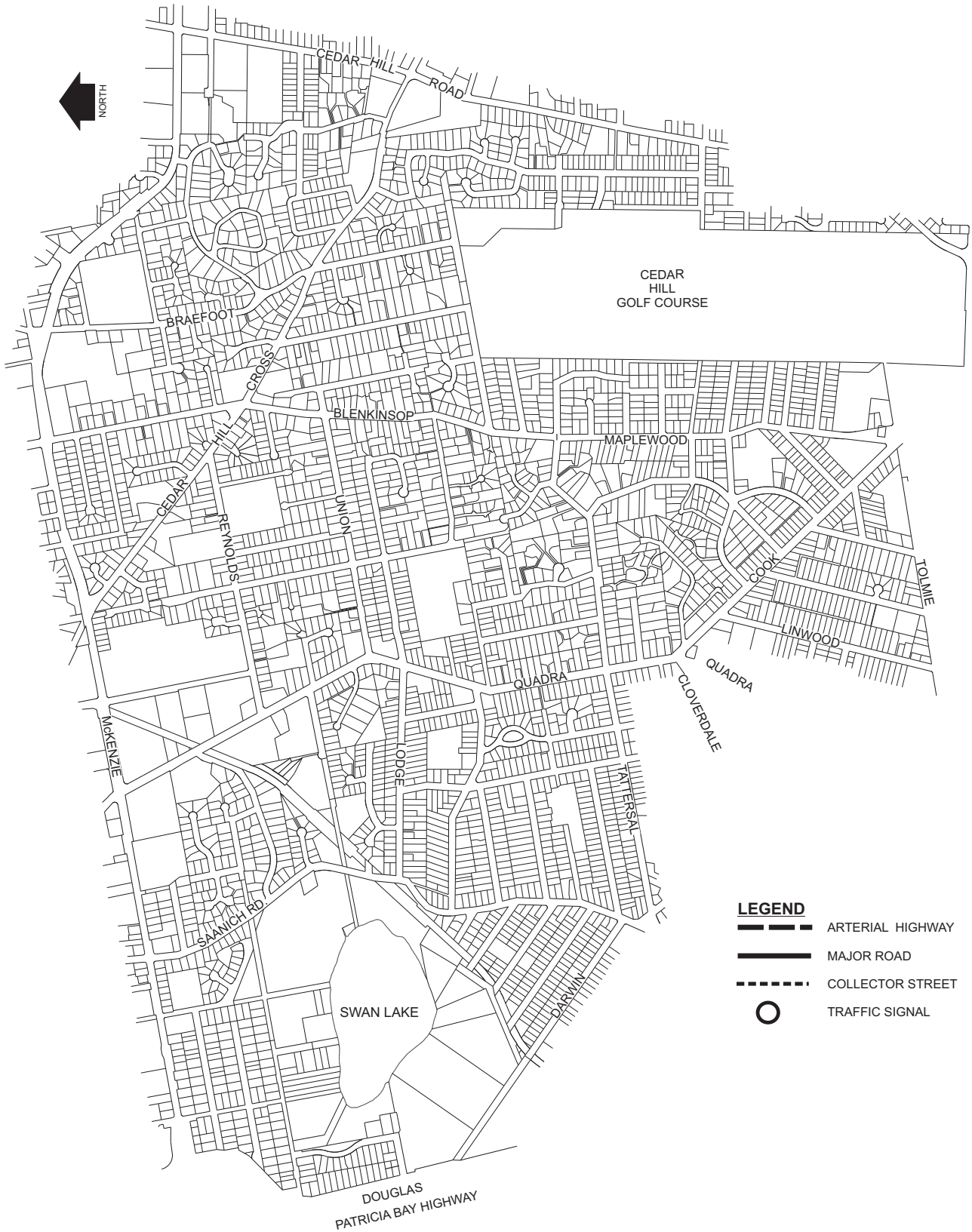
The road network in Quadra consists of well-defined north-south corridors. Except for McKenzie Avenue, the east-west corridors are less defined and consist of relatively short links. The road network is illustrated on Map 10.1. Pat Bay Highway, including the McKenzie Avenue-Pat Bay Highway interchange, is an arterial highway under the jurisdiction of the Ministry of Transportation and Highways. Major roads, collector streets, and local streets are the responsibility of the municipality. Private roads in strata developments are the responsibility of the strata council.

Upgrading streets may be undertaken by the developer as a condition of a building permit, or financed by the Municipality or Province through capital budgets and major road programs. The Municipality is collecting money through a municipal-wide Development Cost Charge Bylaw to improve Cook Street, Quadra Street (Tattersall Drive to Cook Street), Tattersall Drive (west of Quadra Street), and the Quadra-McKenzie intersection. No specific plans have been endorsed by Council. Also, the Five-Year Capital Budget includes funds to formalize the changes to the McKenzie Avenue-Cedar Hill Cross Road intersection and to construct an auxiliary right-turn lane at McKenzie and Cedar Hill.

Within Quadra, residents have expressed concern that road improvements should be based on improving safety for pedestrians and cyclists and improving the quality of the streetscape rather than increasing the traffic capacity. Preserving neighbourhood character and limiting negative impacts on adjacent properties and the environment should be paramount. Parking on boulevards should be discouraged in order that they can be maintained as greenspace. The Quadra Corridor Action Plan designates Cook Street as a major road of special design to be maintained as a two-lane road with separate sidewalks, bike lanes, parking bays, where practicable, and turning lanes at the Cook-Maplewood and Cook-Quadra intersections. As part of the Saanich Core Local Area Plan 1999, Council endorsed a policy to assign a high priority to improve aesthetics and pedestrian safety along Tattersall Drive, west of Quadra Street.

Neighbourhood Traffic Management

Residents are concerned about the volume and speed of traffic on some residential and collector streets including Jennifer Road/Doncaster Drive, Camrose Crescent, Cedar Hill Cross Road (west of Blenkinsop), Union Road, Reynolds Road, and in the Swan Lake area (Rainbow Street, Sevenoaks Road, and Ralph Street). Residential streets influence the character of a neighbourhood, and have pedestrian and visual aspects, as well as providing for mobility. While they are intended to provide access to residential properties within the neighbourhood, problems arise when traffic, with origins and destinations outside the neighbourhood, uses the streets to avoid traffic signals or delays on major roads or collector streets. To address this problem, neighbourhood residents can identify local traffic concerns and request the Engineering Department to consider traffic control measures or to undertake a neighbourhood traffic management plan. Priorities are established on a municipal-wide basis.



MAP 10.1 Road Network

Truck Routes

Neighbourhoods are concerned that commuter truck traffic using local and collector streets results in excessive noise and vibrations and unsafe walking/cycling conditions. The Municipal Truck Route Bylaw restricts heavy trucks to designated truck routes except when going directly to or from a truck route to conduct business within a neighbourhood. In Quadra, all major roads are designated truck routes (see Map 10.1).

Pedestrian Circulation

Municipal Engineering standards provide for the construction of sidewalks on both sides of major roads, on one side of collector streets, on streets designated as safe routes to school, and on streets serving areas of predominantly multi-family housing. Council policy is that sidewalks, on collector streets, are to be separated from the roadway where possible. Sidewalks are usually constructed by the developer when redevelopment occurs or by the Municipality in conjunction with road upgrading projects. Most major roads and collector streets in the area have sidewalks, but some are not constructed to municipal standards.

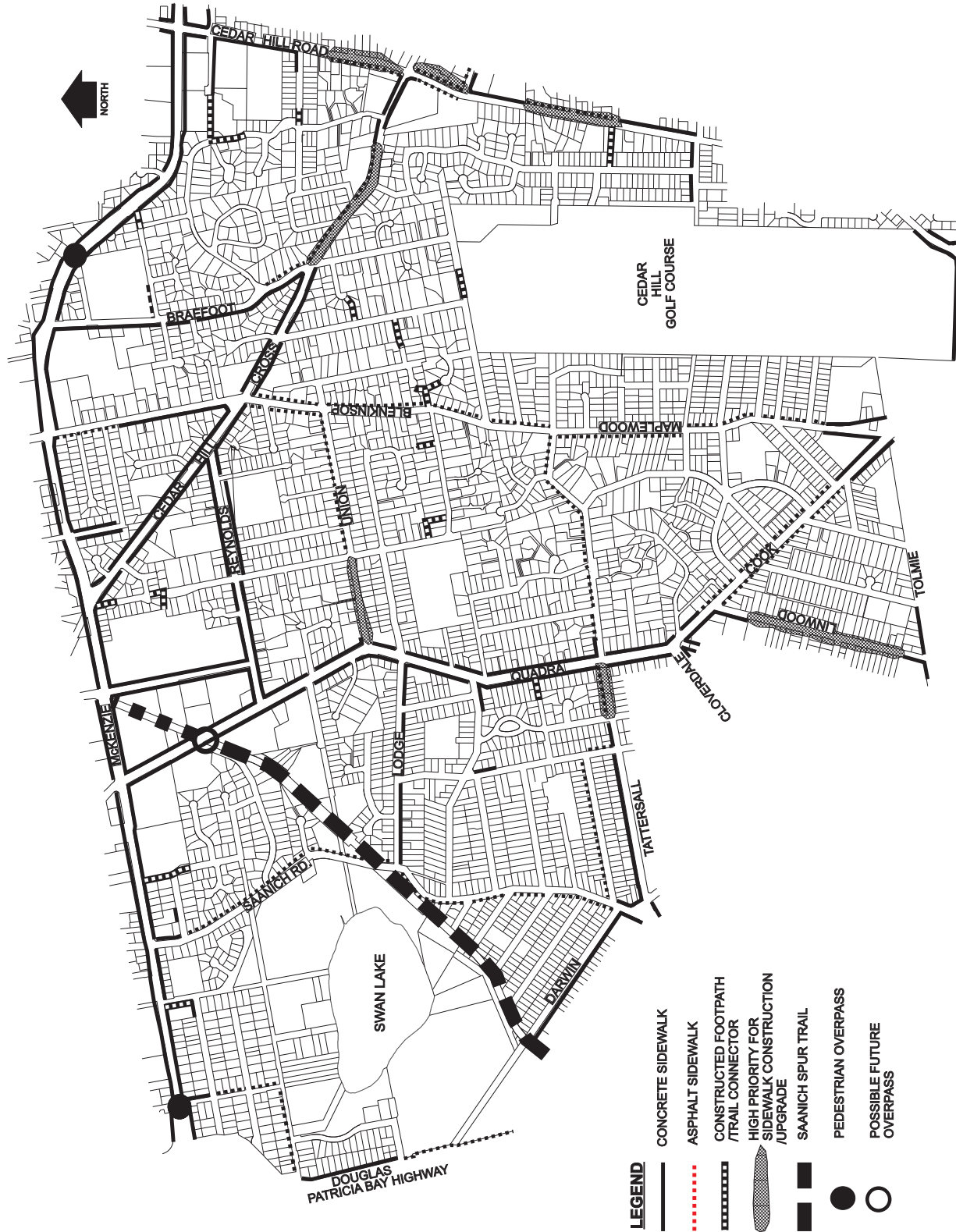
The provision of safe walking places is an issue that is being addressed gradually through the Capital Works Program. The priority is safe routes to school. Based on the policy adopted by Council, new safe routes to school plans, or changes to existing plans, are to be initiated by the school principals and parents' groups. The plans are to be forwarded to the Engineering Department, where they will be assessed based on proposed facility warrants, capital budget priorities, the crosswalk "Hazard Rating System" evaluation, and possible impact on local residents. Barefoot, Doncaster, and Cloverdale Elementary Schools which serve the Quadra area have "safe routes to school" plans.

Bicycle Network

Over the past five years, many cycling initiatives have been undertaken throughout the Capital Region, in response to a growing trend toward the use of bicycles for commuting and recreation. The initiatives include establishing over 180 km of bikeways in the Capital Region.

Status of Cycling in the Capital Region, 1998, prepared by CRD Regional Planning Services, indicates that:

- In 1996, in Greater Victoria, 5% of all journey to work trips were made by bicycle
- On an average day in 1996, 2,155 inbound and 1,665 outbound bicycle trips were made the University of Victoria.
- In July 1998, 2,732 inbound and outbound cycling trips were made to or from downtown Victoria during the afternoon peak hours of 3 to 6 p.m.



MAP 10.2 Pedestrian Circulation



MAP 10.4 Bus Routes

Saanich supports and encourages the use of bicycles for recreation and commuting as a healthy alternative to the automobile. It has established a Bicycle Advisory Committee and has implemented regulations for end-of-trip facilities for cyclists in new developments of a minimum size. The General Plan designates all major roads and most collector streets as commuter bikeways. The bicycle network within Quadra is indicated on Map 10.3. Bicycle lanes have been designated and signed on the streets where pavement width permits. New bicycle lanes and/or other cycling improvements will be required as major roads and collector streets are upgraded.

Public Transit

Generally, the Quadra area is well-served by public transit. Bus service is available along Pat Bay Highway, McKenzie Avenue, Cedar Hill Cross Road, Saanich Road, Quadra Street, Blenkinsop/Maplewood Drive, and Cedar Hill Road.

As with cycling, the use of transit will increase as residents understand the social and environmental benefits of reduced vehicular traffic. The parallel routing system ensures that most residents are within walking distance to a bus stop. Routing changes and frequency improvements are implemented by BC Transit based on demand.

POLICIES

- 10.1 Adopt the traffic circulation network and road classifications as shown on Map 10.1.
- 10.2 Assign a high priority to improve aesthetics and pedestrian safety along Tattersal Drive, west of Quadra Street.
- 10.3
 - (a) Designate Cook Street as a major road of special design.
 - (b) Maintain Cook Street as a two-lane road with separate sidewalks, bike lanes, and parking bays, where practicable, and additional turning lanes only at the Cook-Maplewood and Cook-Quadra intersections.
 - (c) Retain and enhance the streetscape, particularly the tree canopy, as part of the overall character of the neighbourhood.
- 10.4 Actively pursue, in consultation with School District #61, the Parents' Associations, the Planning and Transportation Advisory Committee, and the Advisory Traffic Committee, opportunities and funding options to improve safety for pedestrians including safe routes to elementary schools.
- 10.5 Establish municipal-wide priorities to undertake a neighbourhood traffic management study where traffic volumes, excessive speed, and/or short cutting traffic impacts on the safety, liveability, and character of the neighbourhood, when requested by the community, and having regard to other traffic issues within the municipality.

- 10.6 Continue to support initiatives by BC Transit to expand and improve transit service, both frequency of buses and new routes, after consulting with local area residents.
- 10.7 Assign a high priority for bicycle lanes on McKenzie Avenue.
- 10.8 Consult with the Community Associations, local residents and the Bicycle Advisory Committee to identify bikeway connectors and/or additional recreational routes that would make neighbourhoods more bicycle friendly and encourage bicycle use.
- 10.9 Enforce the Truck Route Bylaw to discourage commuter truck traffic through residential neighbourhoods.

11.0 DEVELOPMENT PERMIT AREAS

The Local Government Act permits Council, in an Official Community Plan, to designate development permit areas. Within a development permit area, an owner must obtain a development permit before subdividing land or constructing, adding to, or altering a building or specification unless specifically exempted by the Plan. Council may issue a development permit which may vary or supplement a regulation of the Subdivision or Zoning Bylaw. A development permit cannot vary use, density, or floodplain specification.

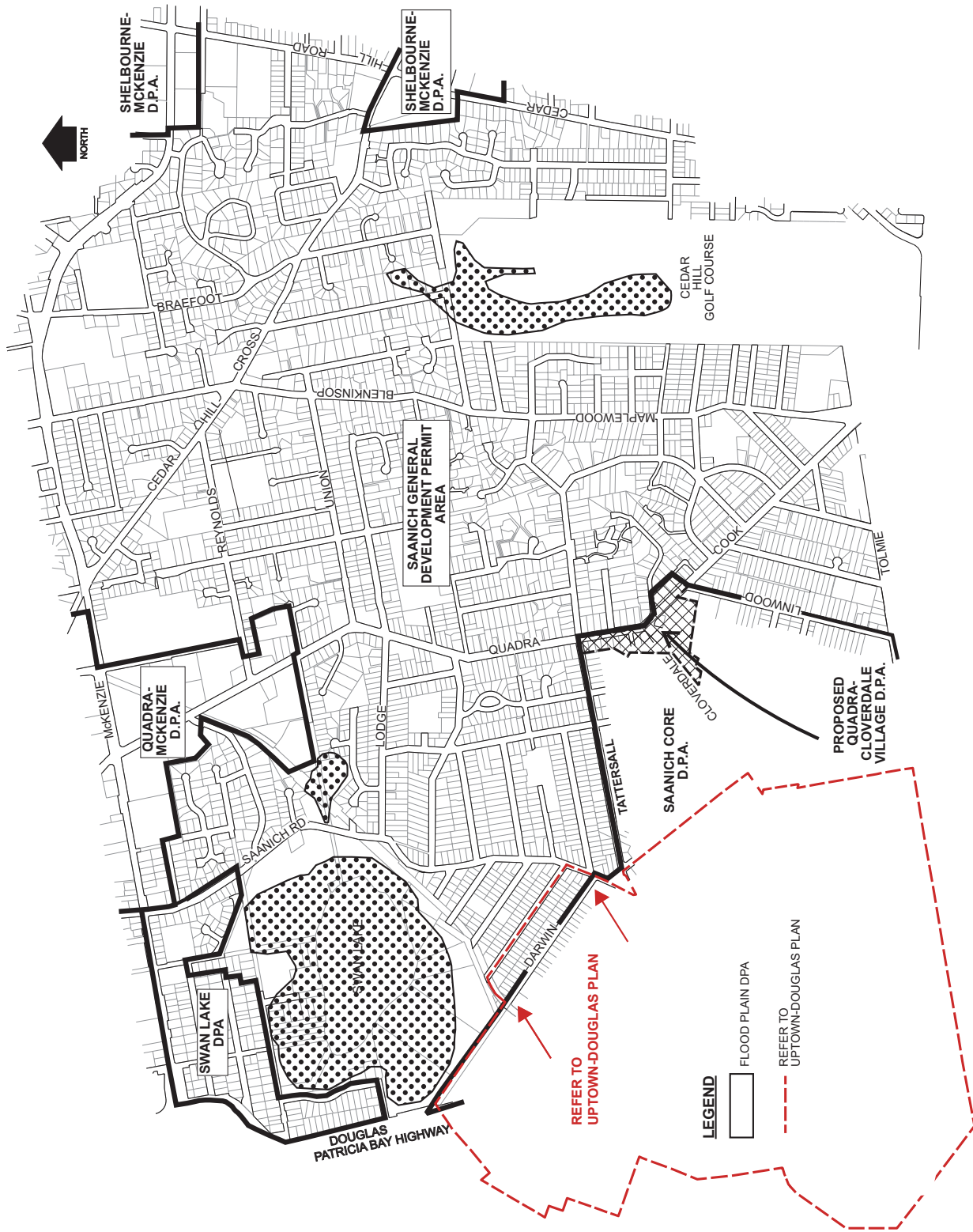
The Official Community Plan may contain objectives and guidelines affecting the form and character of commercial, industrial, or multi-family development within a designated development permit area. Development permit guidelines may also specify the means of protecting the natural environment or areas of hazardous conditions.

In Quadra, the Quadra-McKenzie area and the Swan Lake neighbourhood are specific development permit areas. Quadra-Cloverdale Village is within the Saanich Core Development Permit Area. Commercial and multi-family housing sites, including two-family dwellings that are not within a specific development permit area are subject to the guidelines of the Saanich General Development Permit Area. Justification and guidelines for the development permit areas are included in Appendix “N” to the Official Community Plan.

Development Permit guidelines are reviewed periodically to ensure that they are adequate and relevant. The Quadra Corridor Action Plan recommended that the Quadra-Cloverdale Village Commercial Area should be a specific Development Permit Area with guidelines that reflect the community desire for a pedestrian and bicycle friendly, well landscaped, neighbourhood centre. Also, the Quadra-McKenzie Development Permit Area should be amended to include guidelines with respect to security, landscaping, screening and other design related issues adjacent to the regional trail.

POLICIES

- 11.1 Amend the Official Community Plan Appendix N – Development Permit Area Justification and Guidelines following adoption of the Local Area Plan:
 - (a) Delete the Quadra-Cloverdale Village Commercial Area from the Saanich Core Development Permit Area and designate it a development permit area with site-specific development guidelines.
 - (b) Add new guidelines to the Quadra-McKenzie Development Permit Area to ensure that new development adjacent to the regional trail incorporates appropriate security and landscaping, screening and other design elements to enhance the visual aspects of the trail and minimize overshadowing.

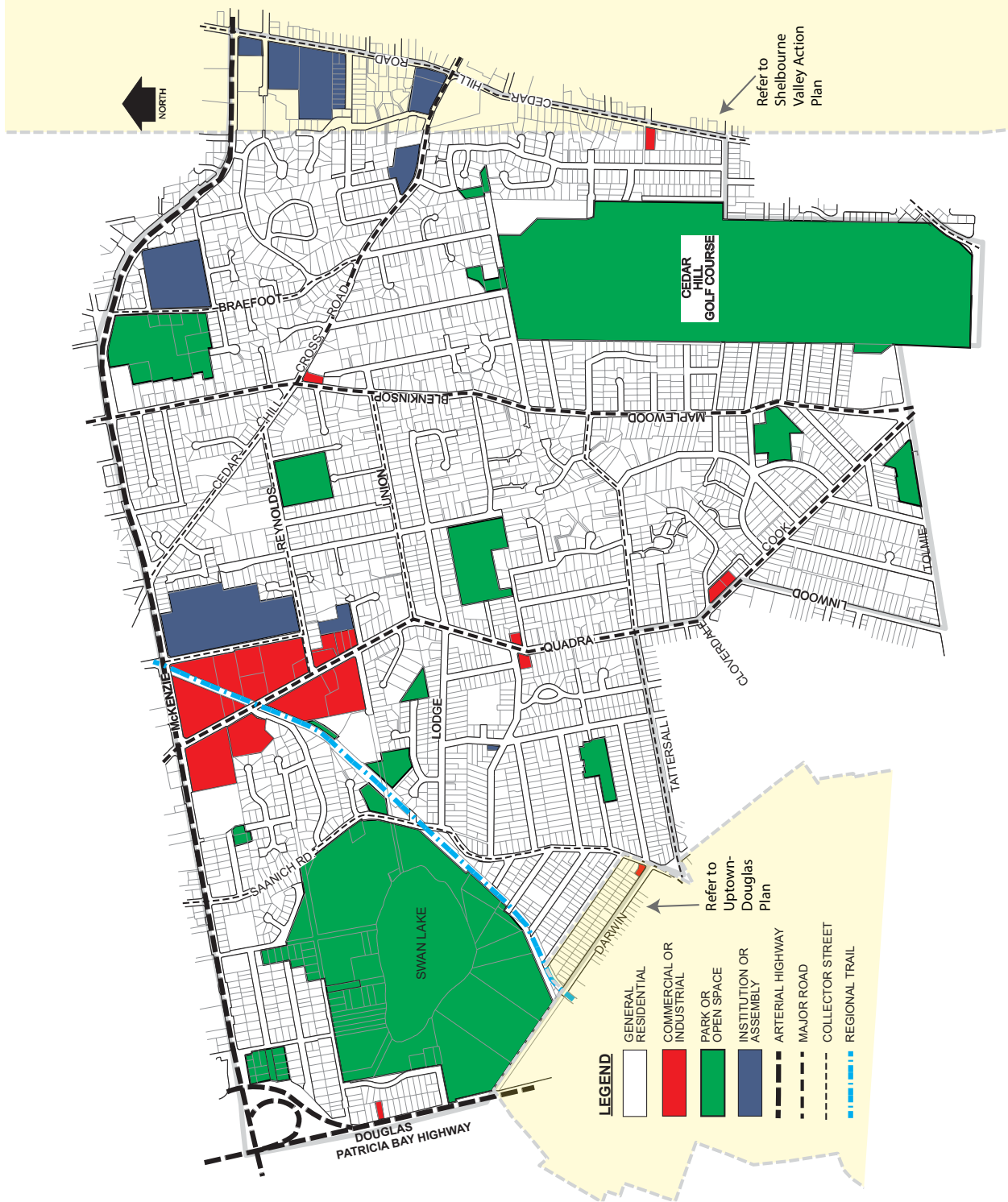


12.0 STRUCTURE MAP

The Local Area Plan includes policies which address specific issues in more detail than the Saanich General Plan. The structure map (back cover) illustrates the comprehensive application of these policies within the local area. It shows general land use, the transportation network, and major open space areas. It is not a zoning map and does not indicate density.

The structure map is only one part of the Local Area Plan and both must be considered in association with the General Plan. In the event, however, of a difference between the policy direction of the Local Area Plan and the General Plan, the Local Area Plan policy will apply. Where the Local Area Plan is silent on an issue, the policies in the General Plan provide the framework for decision making.

The following definitions clarify the intent and content of each of the major components of the structure map, as well as other terms used throughout the plan. The General Plan contains a more comprehensive list of definitions.



MAP 12.1 Structure Map

DEFINITIONS

Collector Street – means a street which provides services to secondary traffic generators (i.e. neighbourhood commercial centre and parks) and distributes traffic between neighbourhoods, as well as providing direct access to residential properties. Transit service is permitted.

Commercial – means an area developed or zoned for a variety of commercial activities including retail, service station, office, medical, and assembly type uses.

Community Open Space – means a park that serves several neighbourhoods and attracts users from up to three kilometres away. Typically, it contains high quality play fields and courts or special natural or horticultural features.

Congregate Housing – means a use providing serviced accommodation for the elderly or physically or mentally disabled and may include common dining, recreational facilities, and housekeeping services.

Development Permit Area – means an area designated under Section 919.1 of the Local Government Act, requiring special consideration for the natural environment, hazardous conditions, commercial/industrial, or multi-family residential development.

General Residential Area – means mainly single family dwellings on serviced, urban sized lots with duplexes, townhouses, and apartments permitted on a specific zoning basis. It also includes schools, churches, local parks, convenience stores, and small institutional uses.

Greenway – means a linear corridor which provides opportunities for human, animal and plant communities to relate more closely to each other and to the natural and historic environment of their local and regional territories.

Heritage Alteration Permit – means a permit issued by Council to allow changes to be made to protected heritage property.

Heritage Conservation Area – means an area designated for heritage purposes in an Official Community Plan.

Infill Housing – means new housing in established single family dwelling neighbourhoods that increases the overall density marginally without changing the predominant land use or neighbourhood character.

Infill Lot – means a vacant lot or a new lot created by subdivision within the built-up area.

Institutional – means public and private establishments including educational, research, health, correctional, administrative, and cultural facilities and services.

Major Road – means a highway, other than an arterial, where direct access from abutting properties is limited to safeguard the flow of traffic and where major intersections are controlled by traffic lights.

Multi-Family Housing – means a complex containing three or more dwellings units on a lot; includes townhouses and apartments.

Municipal Open Space – means a park that serves the entire municipality and is large enough or contains unique or special amenities that will attract individuals from throughout the municipality.

Neighbourhood Open Space – means a park that focuses on local use and attracts people within walking distances of up to 800 metres. Typically, it provides play environments, unstructured open spaces, and play fields for local use.

Residential Street – means a street designed to permit low speed travel in the neighbourhood and provides access to residential parcels.

**APPENDIX 1 - QUADRA LOCAL AREA PLAN UPDATE
COMMUNITY SURVEY – FEBRUARY, 1999
RESPONSE SUMMARY**

(Note: This survey was only intended to indicate residents' perceptions of the Quadra area and is not statistically valid)

659 Surveys returned

Note: Due to rounding, responses may not add up to 100%

1. Please indicate whether you agree or disagree with each of the following statements. (Please circle your choice)					
a) The Quadra area offers a good variety of recreational trails, walkways, and parks.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
56.9%	34.8%	2.4%	4.7%	1.1%	655
b) Adequate services to serve seniors and youth residents.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
18.0%	28.8%	35.9%	12.4%	5.0%	646
c) Good choice of housing types (i.e. single family, two-family, townhouse, and multi-storey apartment units) in the area.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
54.5%	37.4%	5.5%	2.0%	0.6%	650
d) Additional multi-family development should be considered:					
i. Near the Quadra/McKenzie commercial area.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
10.1%	22.0%	18.1%	16.3%	33.5%	626
ii. Along Quadra Street between Tattersall Drive and Falmouth Road.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
5.9%	18.0%	22.0%	17.8%	36.3%	628
iii. Along Douglas Street between Haynes Road and Ralph Street.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
9.7%	21.6%	43.7%	9.3%	15.7%	616

e) Attached housing (townhouse) development on the large lots in the Falmouth, Easter, and Swan Street area would provide a wider choice of housing types and support the concept of sustainable housing.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
11.3%	28.1%	26.5%	11.3%	22.9%	630
f) Secondary suites should be permitted in single family dwellings provided adequate parking is available and health and safety standards can be met.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
32.9%	35.2%	6.7%	6.7%	18.5%	659
g) There are adequate commercial facilities, conveniently located, to meet most day-to-day needs.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
66.8%	28.4%	1.5%	2.1%	1.2%	656
h) The Village Centre at Quadra/Cook/Cloverdale intersection is an important feature of the area.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
42.6%	33.7%	13.6%	6.4%	3.7%	653
i) There are enough sidewalks and footpaths in the area to permit safe and convenient pedestrian circulation.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
16.6%	31.9%	8.3%	23.3%	19.9%	652
j) The area has enough facilities to make bicycling safe and convenient.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
8.5%	17.4%	20.3%	25.8%	28.0%	650
k) The area is well serviced by public transit.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
43.1%	35.2%	13.7%	5.2%	2.8%	648
l) The major road network within Quadra provides for safe and convenient traffic circulation.					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
17.0%	44.4%	12.5%	16.4%	9.6%	646
m) Short-cutting or non-local traffic is a concern on: i. Reynolds Road					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
14.8%	14.3%	47.6%	14.1%	9.2%	588

ii. Greenridge Crescent, Lodge Avenue, and/or Falmouth Road					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
18.7%	14.3%	51.0%	11.1%	4.9%	588
iii. Savannah Avenue					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
12.1%	10.5%	62.0%	10.7%	4.7%	579
iv. Other (please name) Top five responses: Jennifer/Doncaster Road, Union Road, Cedar Hill Cross Road, Tattersall Drive, Camrose Crescent					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
42.9%	14.6%	36.7%	3.3%	2.5%	240
n) Traffic calming to moderate the speed of traffic should be implemented on Quadra Street through the Quadra/Cloverdale/Cook Street Village Centre					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
27.6%	21.3%	22.7%	13.0%	15.4%	638
o) Parking to access the Galloping Goose/Saanich Spur trail is adequate					
Strongly Agree	Somewhat Agree	Uncertain	Somewhat Disagree	Strongly Disagree	Total Response
8.3%	15.3%	27.7%	23.6%	25.2%	640
2. What do you like the most about living in the Quadra area that should be preserved in the Local Area Plan?					
<i>Refer to Appendix 2</i>					
3. What do you dislike the most about living in the Quadra Area that should be address in the Local Area Plan?					
<i>Refer to Appendix 2</i>					
4. Please indicate the frequency you or someone in your household does each of the following:					
a) Use commercial services at/near Saanich Centre					
Often	Occasionally	Never	Responses		
75.8%	22.1%	2.1%	652		
b) Use commercial services at/near Saanich Plaza (Save-On Foods) or Town & Country Shopping Centre					
Often	Occasionally	Never	Responses		
39.5%	51.1%	9.4%	658		
c) Use commercial services at/near Shelbourne Plaza					
Often	Occasionally	Never	Responses		
23.4%	51.3%	25.3%	659		

d) Use commercial services at/near University Heights Centre			
Often	Occasionally	Never	Responses
24.3%	57.4%	18.2%	658
e) Use local commercial services in the Quadra/Cloverdale Village area			
Often	Occasionally	Never	Responses
45.3%	37.3%	17.4%	654
f) Use the recreational trails and parks within Quadra			
Often	Occasionally	Never	Responses
65.1%	28.1%	6.7%	654
g) Use the Municipal Recreation Centres			
Often	Occasionally	Never	Responses
23.8%	43.6%	32.6%	647
h) Use the Saanich Spur/Galloping Goose regional trail			
Often	Occasionally	Never	Responses
46.5%	33.2%	20.3%	654
i) Park at/near and cycle/walk on the Saanich Spur/Galloping Goose regional trail			
Often	Occasionally	Never	Responses
24.6%	29.9%	45.4%	646
j) Drive to work, school or shops			
Often	Occasionally	Never	Responses
74.2%	16.6%	9.2%	652
k) Cycle or walk to destinations within 1.5 km or use public transit			
Often	Occasionally	Never	Responses
44.6%	35.6%	19.7%	654
l) Drive (short-cut) through a residential neighbourhood to avoid a congested intersection on a major road			
Often	Occasionally	Never	Responses
47.1%	28.4%	24.5%	649
5. Is there some other issue you feel strongly about?			
<i>The responses covered a wide range of issues. Traffic speed, traffic management, and pedestrian safety issues were mentioned most often.</i>			

APPENDIX 2 - QUADRA LOCAL AREA PLANNING WORKSHOP #1 “THE GOOD, BAD, AND UGLY”

In this exercise, participants were asked to identify, on post-it notes, the things that they most like and dislike about the Quadra area, and then distribute the post-it notes based on six broad topic areas. Participants then grouped the post-it notes to identify specific attributes/issues as follows:

TOPIC	LIKES (THE GOOD)	DISLIKES (THE BAD AND UGLY)
Environment/ Parks	<p>Environmental Preservation</p> <ul style="list-style-type: none"> • trees, Garry oak habitat, urban forest • unbuilt, quiet places <p>Neighbourhood Character</p> <ul style="list-style-type: none"> • attractive streetscapes • well maintained properties • varied topography/landscape • rural atmosphere <p>Parks/Gardens</p> <ul style="list-style-type: none"> • municipal gardens/traffic islands • Swan Lake Christmas Hill Nature Sanctuary • Tolmie Park • Playfair Park • King's Pond • open space, views, trails at Cedar Hill Park/Golf Course • family activities at Braefoot Park and clubhouse <p>Safe Walking Places</p> <ul style="list-style-type: none"> • Cedar Hill Park chip trail • Galloping Goose/Saanich Spur Regional Trail 	<p>Environment</p> <ul style="list-style-type: none"> • smoke and odour from outdoor burning and wood burning stoves • poor condition of Blenkinsop Creek • dog feces in parks and on trails • lack of maintenance for oil and grease interceptors • loss of wildlife/habitat due to encroachment of people and houses • grass clippings and leaves on boulevards • traffic noise <p>Education/Awareness</p> <ul style="list-style-type: none"> • not enough recognition/ acknowledgement of citizens/ developers that do a good job • inadequate funding to promote environmental awareness <p>Parks and Trails</p> <ul style="list-style-type: none"> • lack of action to construct Rutledge Park • shortage of active park facilities (tennis courts, basketball hoops) • need to complete Blenkinsop Lake crossing • need to recognize and promote multi-use function of Cedar Hill Park

TOPIC	LIKES (THE GOOD)	DISLIKES (THE BAD AND UGLY)
Social Services	<p>Facilities</p> <ul style="list-style-type: none"> • good libraries • Cedar Hill Community Centre programs and coffee shop <p>Services</p> <ul style="list-style-type: none"> • home care services by CRD and others • accessible clinics <p>Emergency Services</p> <ul style="list-style-type: none"> • confidence in police, fire, and ambulance services • Block Watch program <p>Local Government</p> <ul style="list-style-type: none"> • responsive local government 	<p>Facilities</p> <ul style="list-style-type: none"> • location of Emily Carr Branch library <p>Youth Services</p> <ul style="list-style-type: none"> • not enough facilities/programs for youth • limited places for teenage girls to get together <p>Personal Safety</p> <ul style="list-style-type: none"> • lack of good sidewalks makes it difficult for elderly and disabled • need more police, more effort required to prevent crime at night
Housing	<p>Character</p> <ul style="list-style-type: none"> • modest, well-maintained homes and neighbourhoods • attractive housing • mature residential landscape • well maintained gardens • big lots <p>Housing Type</p> <ul style="list-style-type: none"> • predominantly single family • diverse residential neighbourhoods • affordable homes • family housing <p>Liveability</p> <ul style="list-style-type: none"> • nice quiet neighbourhoods 	<p>Type and Density</p> <ul style="list-style-type: none"> • dense spots remote from public transit • trend to infill (mini) housing impacts on others • not enough affordable options for seniors • need more retirement housing • cluster housing is too dense • too many high density, low-income rentals • need more community input regarding applications for multi-family • housing getting too crowded • loss of views from apartment construction • secondary/illegal suites <p>Condition/Appearance</p> <ul style="list-style-type: none"> • junk and unlicensed vehicles in yards • too many cars • run down houses due to speculation <p>Regs/Enforcement/Infrastructure</p> <ul style="list-style-type: none"> • rigid requirements, too much red tape • need to respect right of existing homeowners • higher densities impact on infrastructure – who pays?

TOPIC	LIKES (THE GOOD)	DISLIKES (THE BAD AND UGLY)
Commercial	<p>Type and Distribution</p> <ul style="list-style-type: none"> • Thrifty Foods – local business • convenient grocery stores • good commercial mix • handy and close 	<p>Facilities</p> <ul style="list-style-type: none"> • not conveniently distributed • no hotels nearby • Real Canadian Warehouse • too much commercial • on all corners of intersection causes congestion and makes pedestrian circulation difficult <p>Design/Condition</p> <ul style="list-style-type: none"> • not people friendly • poor access and parking at Saanich Centre • unsightly feed store and bottle depot on Quadra
Mobility	<p>Location</p> <ul style="list-style-type: none"> • close by car to most destinations • easy access to shopping and services <p>Transit</p> <ul style="list-style-type: none"> • good, convenient transit 	<p>Pedestrian/Cyclist Safety</p> <ul style="list-style-type: none"> • no sidewalks on Sevenoaks • pedestrian safety is not a high enough priority • no safe routes to Cloverdale Elementary • lack of sidewalks • unsafe crosswalk at Rock and Quadra • need sidewalks on both sides of main streets • not enough bike paths • inadequate cycling facilities • unsafe cycling lanes on major roads <p>Dangerous/Difficult Intersections</p> <ul style="list-style-type: none"> • Nelthorpe/McKenzie • Union/Blenkinsop • McKenzie/Quadra • inconsistent use of filters and turn-lanes • lack of stop signs on residential streets

TOPIC	LIKES (THE GOOD)	DISLIKES (THE BAD AND UGLY)
Mobility (continued)		<p>Traffic Calming</p> <ul style="list-style-type: none"> • higher priority for traffic calming on residential streets • lower speed limits on residential streets • too much rat-running fast-moving traffic • through traffic and trucks on Reynolds Road • commuter traffic bisecting neighbourhoods <p>Other</p> <ul style="list-style-type: none"> • maintain Cook Street as a two-lane road • confusing, inconsistent street names • restrict non-resident parking on residential streets
Other	<ul style="list-style-type: none"> • convenient to everything • close to UVic • community/family feeling in Rainbow Park neighbourhood • good, clean streets 	<ul style="list-style-type: none"> • developer should pay for all infrastructure improvements • leaf pick-up too early and not often enough • no leaf pick-up from multi-family housing • Cloverdale School playground is too small • open ditches • noise from boom-box stereos • watering restrictions • need higher water charges to pay for conservation • inadequate bylaw enforcement • not enough arts funding

APPENDIX 3 - HERITAGE BUILDINGS AND STRUCTURES

Address	Historical Reference	Current Use	Ownership type	Heritage Status
3210 Bellevue Road	Singh/Sundher residence	SFD	Private	Designated
3821 Blenkinsop Road	Winslow residence	SFD	Private	Inventoried
3921 Blenkinsop Road	Crossley residence	SFD	Private	Inventoried
3301 Camrose Court	French residence	SFD	Private	Designated
3220 Cedar Hill Road	McRae residence	Office	Municipality	Designated
3801 Cedar Hill X Road	St. Luke's Anglican Church	Church	Institutional	Designated
3851 Cedar Hill X Road	Cedar Hill School	Workshop	Public	Designated
3861 Cedar Hill X Road	Cedar Hill School	Offices	Public	Inventoried
1196 Clovelly Terrace	Woodward residence	Vacant	Institutional	Inventoried
3435 Cook Street	French residence	SFD	Private	Inventoried
3710 Craigmillar Avenue	Styan residence	SFD	Private	Designated
905 Darwin Avenue	Tindell residence	SFD	Private	Inventoried
990 Darwin Avenue	Humphries residence	SFD	Private	Inventoried
1030 Greenridge Crescent	Gillespie Sr. residence	SFD	Private	Inventoried
3934 Elsey Lane	McIntosh residence	SFD	Corporate	Inventoried
901 Lodge Avenue	Bell residence	SFD	Private	Designated
3390 Maplewood Road	Greene residence	SFD	Private	Inventoried
3577 McInnis Rise	Kitchen residence	SFD	Corporate	Inventoried
1141 Palmer Road	Palmer residence	SFD	Private	Designated
3579 Quadra Street	Egerton residence	SFD	Private	Inventoried
3940 Quadra Street	North Dairy Pump Station	Restaurant	Private	Inventoried
762 Ralph Street	Pedneault residence	SFD	Private	Designated
1140 Tattersall Drive	Duke residence	Apartment	Private	Designated
1149 Tattersall Drive	Stewart residence	SFD	Private	Inventoried
1170 Tattersall Drive	Holland residence	SFD	Private	Inventoried
1210 Tattersall Drive	Brown residence	Apartment	Private	Designated
1239 Tattersall Drive	Bailey residence	SFD	Private	Inventoried
1268 Tattersall Drive	Wayne residence	SFD	Private	Inventoried
1274 Tattersall Drive	Paterson residence	SFD	Private	Inventoried
1268 Union Road	Barnes residence	SFD	Private	Inventoried
Saanich Road	Swan Lake Trestle	Regional Trail	Municipal	Designated

APPENDIX 4 - HERITAGE AND SIGNIFICANT TREES

Address	Tree Type	Ownership	Status
1010 Bristol Road	Prunus avium (Bird cherry)	Private	Protected
1485 Garnet Place	Quercus robur (English oak)	Private	Protected
870 Darwin Avenue	Salix babylonica (Weeping willow)	Private	Protected
1141 Palmer Road	Calocedrus decurrens (Incense cedar-two trees)	Private	Protected
1233 Palmer Road	Common China-fir	Municipal	Protected
1233 Palmer Road	Cornus mas (Cornelian cherry) Magnolia campbellii (Magnolia) Magnolia grandiflora (Southern Magnolia) Sciadopitys verticillata (Umbrella pine) Larix decidua (European larch)	Private	Protected
3666 Saanich Road	Quercus garryana (Garry oak)	Municipal	Protected