

QUADRA MCKENZIE DENSITY FRAMEWORK

Supplement to Quadra McKenzie Plan

DRAFT OCTOBER 2024

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INTRODUCTION

The Land Use Designations in the Quadra McKenzie Plan articulate a range of densities that are supportable in each specific designation (i.e. Corridor, Neighbourhood Apartment). To help determine what density within this range is supportable, a pilot Density Framework has been developed that acknowledges site attributes and incentivizes specific outcomes.

The base density is determined by the Future Land Use designation. To guide evaluation of what level of additional density is supportable, a menu of options that reflect key desired plan outcomes is provided. The intent of the framework is to enable flexible application based on site conditions or core development philosophies.

The density framework is a stand-alone document intended to supplement directions in the Plan. As part of the Draft Plan review process, consultation and testing of the draft density framework will occur. Part of the testing will involve examining sample developments and working to further test and clarify specific criteria. Density levels were developed through assessing precedent developments, evaluating recent proforma analysis and incorporating outcomes of zoning bylaw amendments to enable rapid deployment of non-market housing. Once refined, it is anticipated that the density framework may have broader applicability to all Primary Growth Areas in Saanich.

PURPOSE

The purpose of this incentive framework is to:

- Incentivize positive outcomes related to housing, environment, public realm, use, private amenity space, and heritage; and
- Provide a flexible framework that enables different responses based on site conditions / sub area priorities.

INCENTIVE AREAS

Category	Desired Outcome
Housing Affordability and Diversity	Incentivize housing units that integrate affordability or contribute to diversity
Urban Forest and Environment	Incentives environmental outcomes in alignment with objectives in the Urban Forest Strategy and Biodiversity Conservation Strategy
Heritage	Incentivize the retention and enhancement of heritage assets
Public Realm	Enhance the network of open spaces and connectivity of active transportation options
Use	Encourage uses that work towards a 15-minute community, with an emphasis on animating Corridor Hubs, Villages and Centres
Private Amenity Space	Encourage new multi-unit development to include amenity space that enhances quality of life for residents.

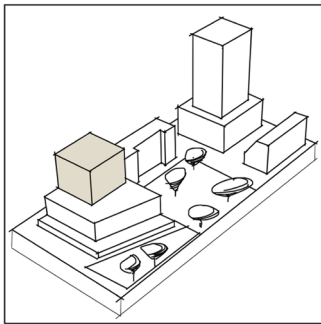
BASE DENSITY LEVELS BY QUADRA MCKENZIE PLAN LAND USE DESIGNATIONS

Designation	Location	Base Density	Location	Maximum Density
Centre Core	McKenzie Ave. or Quadra St.	2.5 FSR	Major Road	5.5 FSR
	Other sites	2.0 FSR	Collector Road or Large Site (>3000 m ²)	5.0 FSR
			Other sites	4.5 FSR
Centre	McKenzie Ave. or Quadra St.	2.25 FSR	Major Road	4.0 FSR
	Other sites	1.75 FSR	Collector Road or Large Site (>3000 m ²)	3.75 FSR
			Other sites	3.5 FSR
Village	McKenzie Ave. or Quadra St.	2.0 FSR	Major Road	4.0 FSR
	Other sites	1.5 FSR	Collector Road or Large Site (>3000 m ²)	3.5 FSR
			Other sites	3.0 FSR
Corridor	McKenzie Ave. or Quadra St.	1.75 FSR	Major Road	3.0 FSR
	Other sites	1.5 FSR	Collector Road or Large Site (>3000 m ²)	2.75 FSR
			Other sites	2.5 FSR
Corridor Hub	McKenzie Ave. or Quadra St.	1.75 FSR	Major Road	3.25 FSR
	Other sites	1.5 FSR	Collector Road or Large Site (>3000 m ²)	3.0 FSR
			Other sites	2.75 FSR
Neighbourhood Apartment	McKenzie Ave. or Quadra St.	1.25 FSR	Major Road	2.5 FSR
	Other sites	1.0 FSR	Collector Road or Large Site (>3000 m ²)	2.25 FSR
			Other sites	2.0 FSR
Urban Townhome	McKenzie Ave. or Quadra St.	0.9 FSR	Major Road	1.6 FSR
	Other sites	0.8 FSR	Collector Road or Large Site (>3000 m ²)	1.4 FSR
			Other sites	1.3 FSR
Neighbourhood Townhome	McKenzie Ave. or Quadra St.	0.8 FSR	Major Road	1.2 FSR
	Other sites	0.6 FSR	Collector Road or Large Site (>3000 m ²)	1.1 FSR
			Other sites	1.0 FSR

Incentive Area A: Housing Affordability and Diversity

Benefit	Density Incentive	Intent
Minimum 15% Inclusionary Units*	+0.4 FSR	Incentivize the provision of below-market units in market projects
Minimum 10% Inclusionary Units*	+0.2 FSR	
Minimum 15% 3-bedroom units	+0.1 FSR	Incentivize units suitable for households with children
Minimum 20% 3-bedroom units	+0.2 FSR	
100% Non-Market Housing	Max Density	Support the delivery of non-market affordable housing
Additional criteria under exploration: X% Fully accessible units (wheelchair standards)		

* As defined in Community Amenity Contribution and Inclusionary Housing Policy



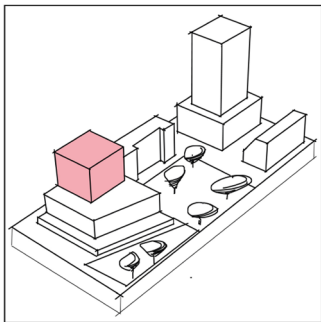
Inclusionary Units

Min. 15% of unit mix

+ 0.4 FSR

Min. 10% of unit mix

+ 0.2 FSR



3-Bedroom Units

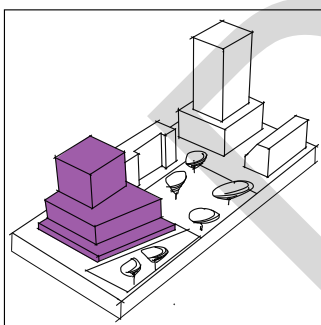
Min. 20% of unit mix

+ 0.2 FSR

Min. 15% of unit mix

+ 0.1 FSR

Incentive not applicable to Urban Townhome and Neighbourhood Townhome Designations

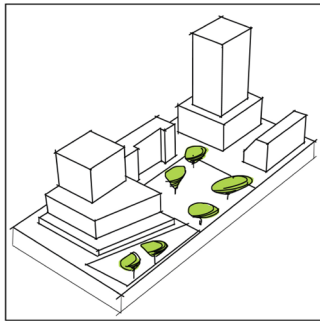


Non-Market Housing

Maximum density supported for 100% not-for-profit housing projects

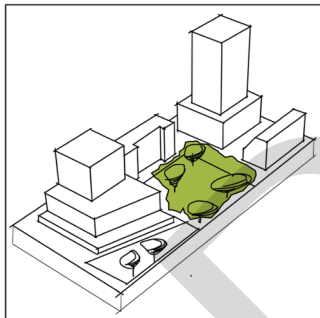
Incentive Area B: Urban Forest and Environment

Benefit	Density Incentive	Intent
Retain 1 high value tree per 1000 m ² of land area	+0.1 FSR	Retain existing on-site high value trees that provide significant environment and public amenity benefits
Retain 1 high value tree per 750 m ² of land area	+0.3 FSR	
Retain 1 high value tree per 500 m ² of land area	+0.5 FSR	
Plant / retain trees to enable 20% canopy cover by 2064	+0.1 FSR	Promote site design that enables achievement of 2064 canopy targets identified in the Urban Forest Strategy <ul style="list-style-type: none"> ▪ 20% Primary Growth Area ▪ 30% Saanich within the UCB
Plant / retain trees to enable 32% canopy cover by 2064	+0.3 FSR	
Plant / retain trees to enable 40% canopy cover by 2064	+0.5 FSR	
Minimum 15% permeable site area	+0.2 FSR	Incentivize site design that enhances stormwater management and allocation of space for the planting of trees / vegetation
Minimum 25% permeable site area	+0.4 FSR	
Additional criteria under exploration: Protection and enhancement of Habitat Sites identified in Biodiversity Conservation Strategy (% of site area)		



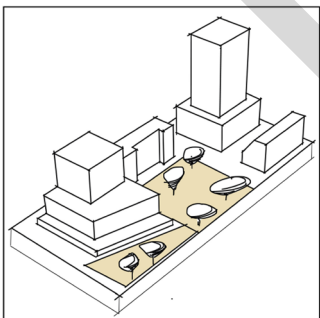
High Value Tree Retention

1 Tree per 1000 m ² of land area	+ 0.1 FSR
1 Tree per 750 m ² of land area	+ 0.3 FSR
1 Tree per 500 m ² of land area	+ 0.5 FSR



Canopy Coverage by 2064

20% Canopy coverage	+ 0.1 FSR
32% Canopy coverage	+ 0.3 FSR
40% Canopy coverage	+ 0.5 FSR

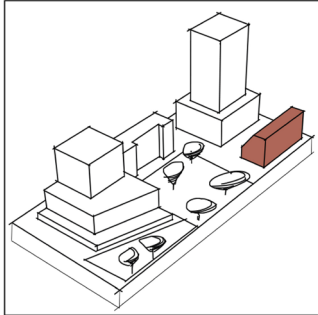


Permeable Open Space

Min. 15% of land area	+ 0.2 FSR
Min. 25% of land area	+ 0.4 FSR

Incentive Area C: Heritage

Benefit	Density Incentive	Intent
Designate a building currently on the Heritage Register	+0.5 FSR	Incentivize the retention and enhancement of heritage assets
Retain a Heritage Designated Building	+0.5 FSR	



Heritage Retention

Designate a building currently on Heritage Register

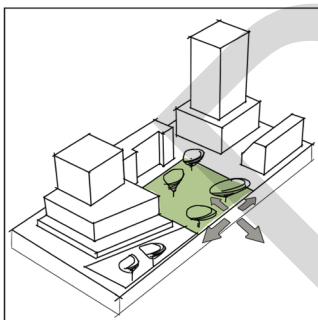
+ 0.5 FSR

Retain a Heritage Designated Building

+ 0.5 FSR

Incentive Area D: Public Realm

Benefit	Density Incentive	Intent
Provide a publicly accessible open space (minimum 10% site area)	+0.3 FSR	Enhance the network of parks and open spaces in Primary Growth Areas
Provide a publicly accessible open space (minimum 5% site area)	+0.1 FSR	
Provide a dedicated pedestrian/cycling connection through the site (as identified in QMP - other locations considered on a case by case basis)	+0.3 FSR	Improve active transportation options and area connectivity
Locate utilities underground on all frontages	+0.5 FSR	Improve aesthetics and increase space for tree canopy growth and other public realm elements



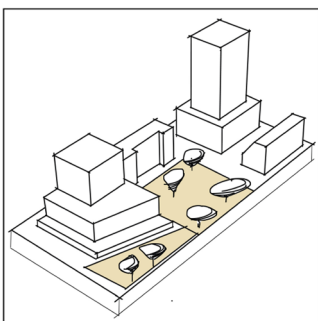
Publicly Accessible Open Space or Park Dedication

Min. 5% of land area

+ 0.1 FSR

Min. 10% of land area

+ 0.3 FSR



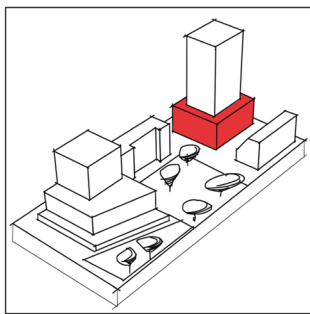
Connectivity

Dedicated, public pedestrian/cycling connection

+ 0.3 FSR

Incentive Area E: Use

Benefit	Density Incentive	Intent
Include an active commercial use on the ground floor	+0.3 FSR	Encourage uses that work towards a 15-minute community, with an emphasis on animating Corridor Hubs, Villages and Centres
Include an active public amenity or community use on the ground floor in a Corridor Hub or Village in locations where commercial is encouraged or required in the Quadra McKenzie Plan	+0.5 FSR	
Include a daycare or other public amenity use (i.e. community kitchen, community meeting space)	+0.5 FSR	
Include employment space on the second floor in a Centre or Village	+0.1 FSR	Encourage additional employment opportunities in Centres and Villages
Include Major Community Facility	Variable, up to max density	Enable the provision of major community facilities needed to support growth and livability (i.e. Firehall, Recreation Centre)



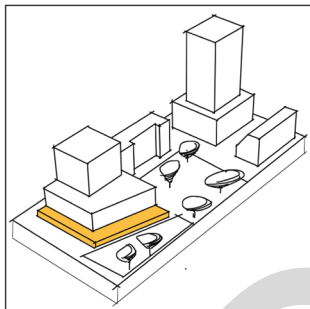
Commercial Use

Active commercial use on ground floor

+ 0.3 FSR

Active commercial use on ground floor in a Corridor Hub or Village

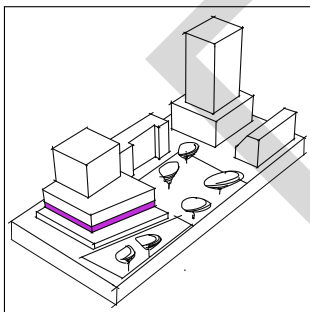
+ 0.5 FSR



Public Amenity Use

Include a daycare or other public amenity use

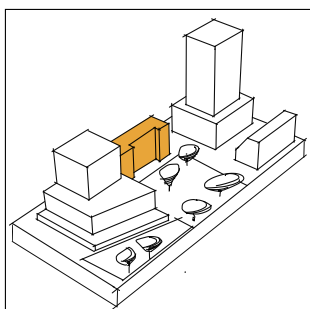
+ 0.5 FSR



Employment Space

Second floor employment space in Centre or Village

+ 0.1 FSR



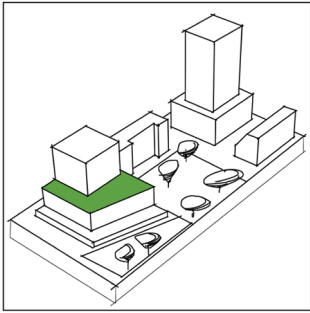
Major Community Facility

Include a Major Community Facility

Variable

Incentive Area F: Private Amenity Space

Benefit	Density Incentive	Intent
Provide a minimum private amenity space of 6m ² for apartment units (collective) or 9m ² for townhouse units (individual or collective)	+0.1 FSR	Encourage new multi-unit development to include amenity space that enhances quality of life for residents.
Provide a minimum private amenity space of 9m ² for apartment units (collective) or 13m ² for townhouse units (individual or collective)	+0.2 FSR	



Private Amenity Space

Minimum private amenity space of 6 m² for apartment units (collective) or 9 m² for townhouse units

+ 0.1 FSR

Minimum private amenity space of 9 m² for apartment units (collective) or 13 m² for townhouse units

+ 0.2 FSR

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