

W E L C O M E

Purpose

Welcome to the **information event for the Operations Centre Redevelopment**. You can learn more about the redevelopment by reading the information boards, which include information about the proposed changes.

Please chat with the **District of Saanich** and consulting staff if you have any questions. You can check out saanich.ca/socplan or write us at engineering@saanich.ca

Event Info

Saanich Operations Centre | Bucket Shed
1040 McKenzie Avenue

October 26th, 2024
1:00pm – 4:00pm

Current Operations Centre Layout



What's Happening

The current operations centre is no longer suitable for its purpose and the District of Saanich wants to rebuild the centre so it can provide services far into the future. Effective site planning means there is opportunity for other uses on the site, including housing.

Council will consider the rezoning bylaws to allow these changes later in the year.

Objectives and Goals of Redevelopment

Did you know...

the Saanich Operations Centre (SOC) has served our community for 60 years?

Our quality of life depends on:

- water for clean drinking and waste removal
- transportation networks including roads, traffic control and pathways for pedestrians and bicycles
- natural spaces including waterways and shorelines
- solid waste removal

We are redeveloping...

the site at 1040 McKenzie into an operations centre that the community can depend on into the future.

Garden waste will be moved to another site

Parks operation centre will be moved to Lochside Drive

Partnership with a private sector developer will help offset the cost of the operations centre + build much needed housing.

Objectives

Our three-fold vision

Service delivery

Ensure Saanich can continue to deliver services that residents rely on.



Healthy environment

Support climate change resiliency, net zero GHG targets, active transportation and environmental remediation.



Community vitality

Provide a template for investment at the Quadra – McKenzie Neighbourhood Centre advancing the public realm and strengthening the community.



Site Schedule



WE ARE HERE

Rezoning Timeline

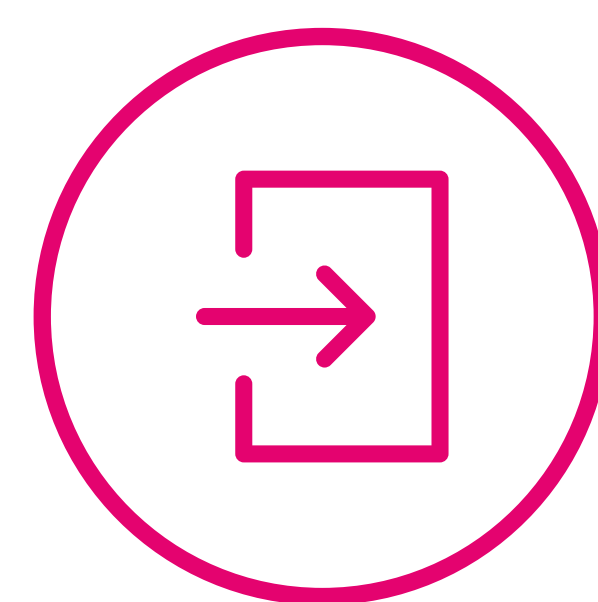


What We Heard in 2022

In March and April 2022 we engaged with over **5,000 local residents** through in person meetings, online surveys, and media outlets to engage on the redevelopment of the Operations Centre, here is what they shared with us:



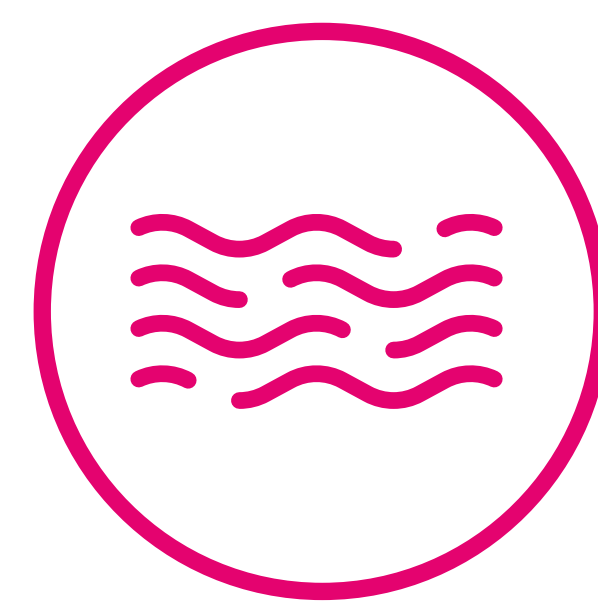
Local residents highly value service of the Operations Centre.



Site accessibility and street frontage should be prioritized.



The re-development should promote active modes of transport and limit parking.



Public is keen to see rehabilitation efforts of the Creek.



Garden waste drop-off is an important service.

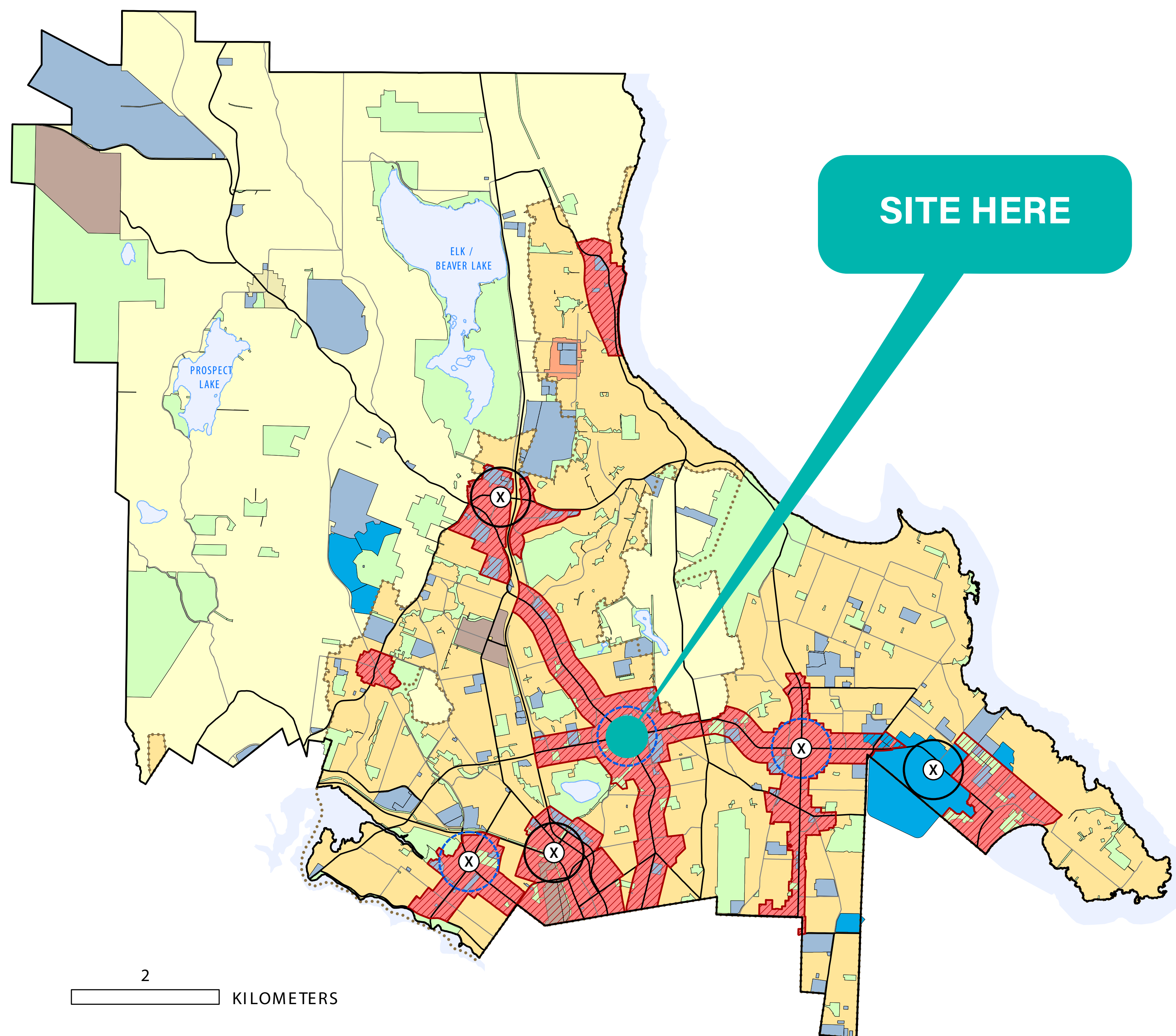


Build green, resilient, energy efficient facilities.

Planning Context

OCP

The new OCP designates the operations centre site as a 'growth area' which allows up to 18-storeys for building heights.



- FUTURE LAND USE**
- PRIMARY GROWTH AREAS
 - NEIGHBOURHOOD
 - NEIGHBOURHOOD HUB
 - RURAL AREAS
 - RURAL VILLAGE
 - PARKS
 - INSTITUTIONAL LANDS
 - KNOWLEDGE CENTRE
 - INDUSTRIAL LANDS
 - INSTITUTIONAL
- URBAN CONTAINMENT BOUNDARY (UCB)**
- LAND INSIDE THE UCB
- TRANSIT ORIENTED AREAS (TOA)**
- X PROVINCIAL TOA
 - X SAANICH TOA

Current zoning and rezoning

- The site is currently zoned P-2 Utility in District of Saanich's Zoning Bylaw 8200.
- The proposed plan for the site is consistent with allowable uses, heights, and density in the OCP and therefore will not need a public hearing during the rezoning process, as the new provincial legislation prohibits public hearings in these circumstances.
- The zoning bylaw amendments allowing residential and commercial uses on the site will be considered by Council in an open meeting.
- The proposed plan protects Public Works Creek and the Garry Oak Trees, located on the site.

Quadra McKenzie Plan - In Progress

The **Operations Centre** is located in the **Quadra McKenzie** centre that is intended to accommodate future growth of housing and employment in Saanich. The **Quadra McKenzie Centre** will offer vibrant pedestrian-oriented places, green spaces and green infrastructure, and high-quality urban design plus a mix of uses.

Site Planning and Design Principles



Optimize the Efficient Use of Site to Build New Operations Centre, Housing and Commercial Uses



Offer a Diversity of Housing Types



Street Activation to Encourage Pedestrian and Social Interaction



Placemaking to Strengthen the Quadra McKenzie Neighbourhood Identity



Ecological Regeneration for Public Works Creek



Design Site + Buildings to promote Climate Action



Enhanced Transportation Connections



Well Designed Buildings

Construct to fit with the scale of the surrounding neighbourhood, considering the context of future land use as outlined in the Quadra McKenzie Plan

Concept Plan



Disclaimer: *The draft site plan represents the project team's early design thinking. The plan will evolve over time through subsequent design approval stages and buildings may shift. The proposed new zone will allow residential uses across the site.*

- LEGEND**
- Operations Centre Buildings
 - Operations Centre Yard
 - Proposed Private Sector Mixed Use Residential Development
 - Streamside Protection Enhancement Area - SPEA



View from South East and Operations Yard



Housing Objectives



The redevelopment of the Operations Centre provides an opportunity to build needed housing and to meet the goals identified in Saanich's Housing Strategy.

- **Strategy 1.1** Leverage Saanich-owned land to increase the supply of affordable and supportive housing
- **Strategy 2.2** - Support development of new purpose built rental housing

The intent is for the residential buildings to have ~ **400-600 units of housing with a mix of studio, one, two and three bedrooms.** Affordable rental units will be included.

Provincial housing targets for Saanich



4,610
net new units
over five years



1,161 units
Below Market Rate



2,495
Rental Units



131
Supportive
Housing Units

Cost and Financial Implications

Preliminary project budget range for the Saanich Operations Centre redevelopment

Total Cost:

\$172M +/- 25%



Residual Land Value from Private Sector Development:

\$30M



Estimated District Investment:

\$142M - \$150M

Electoral approval required for borrowing