

Quadra McKenzie Plan: Key Plan Directions



1

Implement Rapid Transit on the McKenzie Corridor

Redesign McKenzie Avenue to provide high quality, efficient transit service that aligns with mixed-use commercial Hubs and active transportation options.



2

Connect the University of Victoria to urban Saanich

Introduce a new Centre at Gordon Head Road and McKenzie Avenue and implement land use, transportation and public realm changes that integrate the UVIC campus with Saanich.



3

Introduce Corridor Hubs to expand walkable 15-minute neighbourhoods

Support community-focused Corridor Hubs that provide commercial services, accessible public spaces and multi-modal connections to improve walkable access to daily needs.



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4

Expand housing in locations near high frequency transit

Provide opportunities for more housing options to be located within walking distances of high frequency transit corridors to support car light living.



5

Use density incentives to obtain desired community outcomes

Trial a pilot density bonus system that incentivizes housing affordability and diversity, urban forest, environment, heritage, public realm, private amenity space and 15-minute community outcomes.



6

Provide greater housing diversity near parks

Support the integration of diverse housing opportunities near recreational parks to promote more equitable access to amenities.



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7

Celebrate the Lochside Trail as a community asset

Enhance the role of the Lochside Trail as a community amenity, public space and regional transportation route.



8

Enhance Quadra Street as a Complete Street

Redesign Quadra Street as a complete street with enhanced transit, cycling facilities, sidewalks and treed boulevards integrated with pedestrian-oriented land uses.



9

Revitalize the Saanich Operations Centre with a greater mix of uses

Redevelop the Saanich Operations Centre as a modern facility with a greater mix of uses and public realm improvements to serve community needs.



Land Use Framework

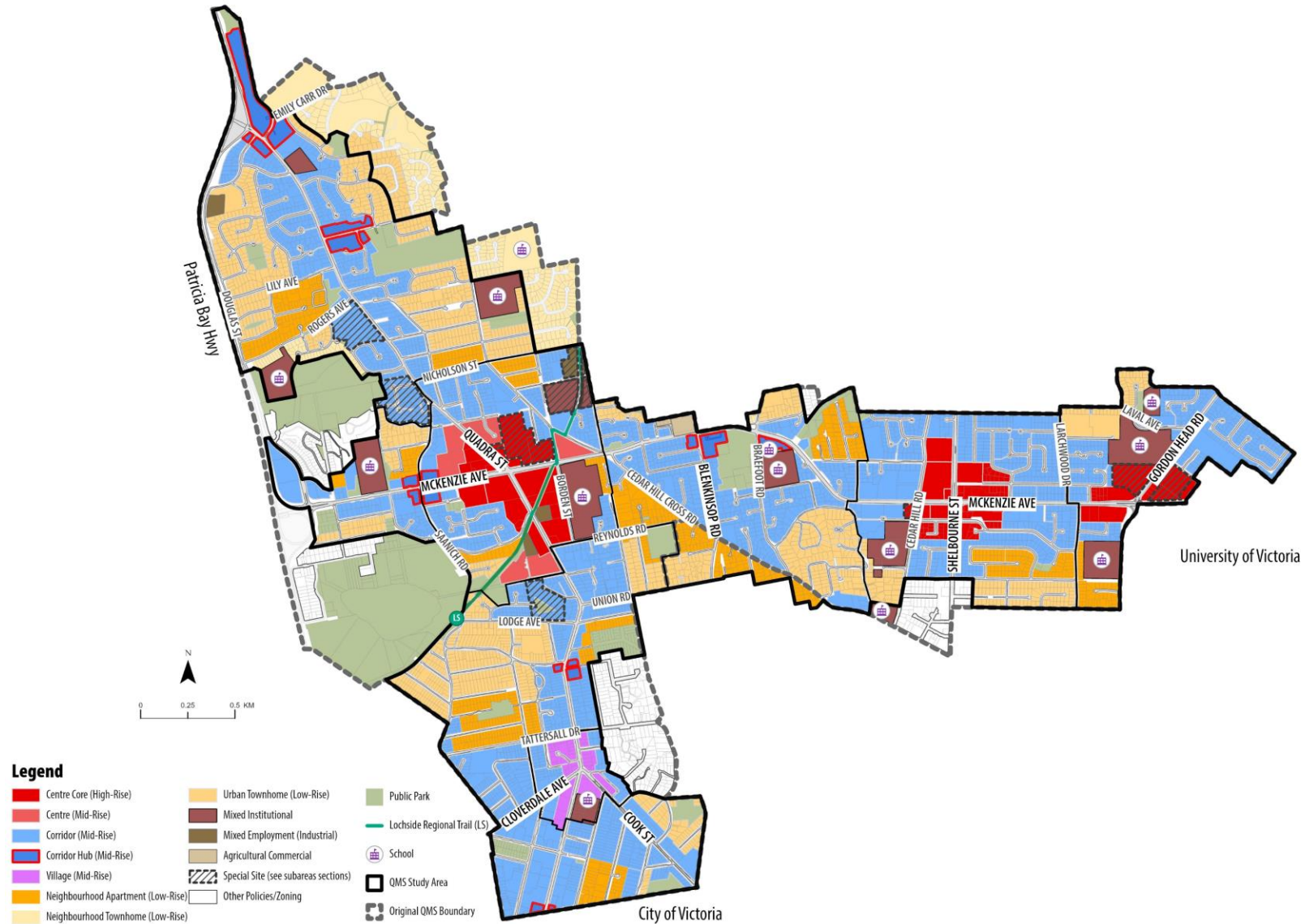


- Builds on the broader land use designations of the OCP
- Parcel by parcel guidance for future land use, building height and density
- Links transportation to land use with corridor design concepts for McKenzie Avenue and Quadra Street
- Special sites have been identified based on-site features (e.g. habitat areas) / distinct uses



QUADRA MCKENZIE
DENSITY FRAMEWORK
Supplement to Quadra McKenzie Plan
DRAFT OCTOBER 2024

Land Use Designations



University of Victoria

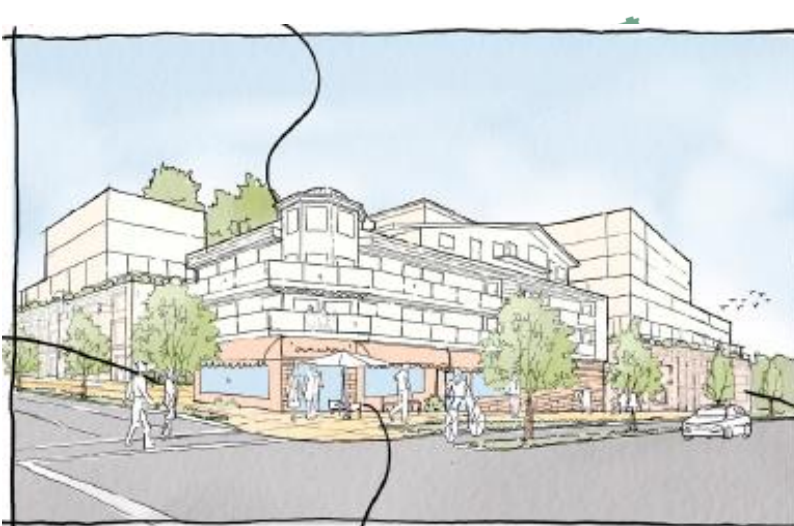
City of Victoria



Centre



Village



Corridor Hub



Corridor

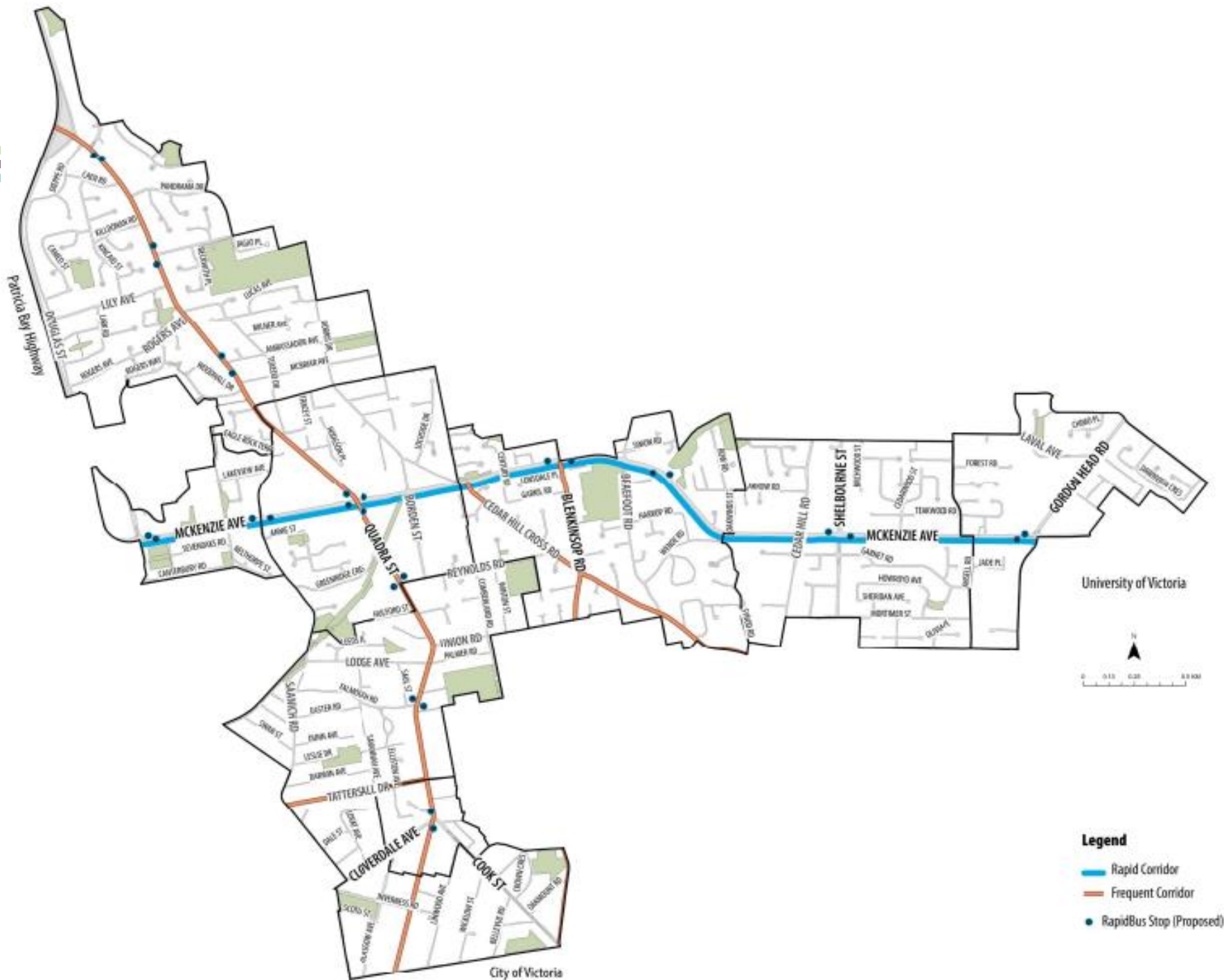


Neighbourhood Apartment



Urban Townhome

Frequent and Rapid Transit



McKenzie Corridor



- Rapid Transit Corridor
- Primary East-West Corridor in Saanich
- Connections with UVIC and Provincial Highways
- Long stretches of Corridor with limited services and amenities

CORRIDOR



LAND USE



HOUSING



TRANSPORTATION



PUBLIC REALM



McKenzie Design Concept



McKenzie Ave Vision at Intersections



3 m	2.5 m	2 m	2 m	1.5 m 0.3 m	3.3 m	3.1 m	3.1 m	3.1 m	3.3 m	0.3 m 1.5 m	2 m	2 m	2.5 m	3 m
Outdoor dining	Sidewalk		Bike lane		Bus lane	Drive lane	Turn lane	Drive lane	Bus lane		Bike lane		Sidewalk	Outdoor dining

Parks Open Spaces and Community Facilities



- Build on Urban Forest Strategy and Biodiversity Conservation Strategy
- Guided by 3-30-300 Principle
- Locations for new public spaces identified
- Enhance Lochside Trail as a community focal point
- Expand the role of Institutional sites

