

Alignment Summary: Draft Quadra McKenzie Plan 2025

1. Alignment with Official Community Plan (OCP)

The Draft Quadra McKenzie Plan (QMP) demonstrates strong alignment with the District of Saanich's Official Community Plan (OCP) adopted in May 2024. Key areas of consistency include:

- Land Use and Growth Management:
 - Concentration of growth in Primary Growth Areas (Centres, Corridors, Villages).
 - Maintenance of the Urban Containment Boundary.
- Housing:
 - Emphasis on housing diversity, affordability, and supply.
 - Support for non-market and below-market housing.
- Transportation:
 - Integration of land use with sustainable mobility.
 - Vision Zero and active transportation infrastructure.
- Environment and Climate:
 - Protection of ecosystems and biodiversity.
 - Alignment with climate goals including 100% renewable energy by 2050.
- Community Well-being and Infrastructure:
 - Support for recreation, arts, culture, and reconciliation.
 - Sustainable service delivery and climate-resilient utilities.

2. Alignment with Community Input

The revised Draft Quadra McKenzie Plan reflects significant adjustments based on extensive community engagement. Key revisions include:

- Land Use and Density Adjustments:
 - Reduction in properties designated for 6-storey Corridor development, especially in Quadra North.
 - Re-designation of parcels to Urban Townhome and Apartment zones (3–4 storeys).
- Corridor Hubs and Transit:
 - Scaling back of Corridor Hubs to better reflect local character.
 - Removal of plans to reduce vehicle lanes on McKenzie Avenue for bus lanes.
- Height and Redevelopment:
 - Allowance of up to 24 storeys at Quadra-McKenzie intersection to encourage redevelopment.
- Engagement Process:
 - Over 12,000 comments received during Phase 3 engagement.
 - Phase 4 engagement underway with open houses, webinars, and surveys.

Overall, the revised draft plan balances growth with neighbourhood character, responds to concerns about overdevelopment, and improves transparency and public involvement.

3. Potential Inconsistencies with the Official Community Plan

While the Draft Quadra McKenzie Plan 2025 (QMP) is broadly aligned with the Official Community Plan (OCP), there are several areas where potential inconsistencies or tensions may arise. These include:

- **Building Heights and Density:** The QMP allows up to 24 storeys in the Quadra McKenzie Centre, which may exceed the general expectations set in the OCP for height transitions and neighbourhood character. The OCP emphasizes context-sensitive design and gradual transitions, which may be challenged by high-rise developments in traditionally low-rise areas.
- **Corridor Hubs and Local Character:** The introduction of new Corridor Hubs may conflict with the OCP's emphasis on preserving neighbourhood identity, especially in areas like Quadra North where community feedback has expressed concern about overdevelopment. The OCP encourages walkable services but also stresses community-supported change.
- **Transportation Trade-offs:** The QMP originally proposed reducing vehicle lanes on McKenzie Avenue to prioritize RapidBus, which was later removed due to community opposition. This adjustment may reflect a tension between OCP goals for sustainable transportation and the practical realities of traffic flow and public acceptance.
- **Implementation of the Density Framework:** The QMP introduces a pilot Density Framework to guide development intensity based on public benefits. While innovative, this tool is not yet fully tested or adopted, and its alignment with OCP policies on predictable and transparent development processes may require further refinement.