

Revision Made in Proposed Plan 2026	Rationale for the Change
<b>Section 1: Introduction</b>	
Added context outside of the Quadra McKenzie Plan boundary for Map 1.3, 1.5, 1.6, and 1.7	Provides more plan context to each map and highlights connections outside of the Plan boundary
Plan Development Process: Updated Phase 3 and Phase 4 bullet points to highlight engagement activities and numbers of engagement	Reflects Council's decision to add a new Phase 4 and provides context to the level of engagement received during this new Phase.
<b>Section 2: Key Plan Direction</b>	
<i>No changes made during Phase 4</i>	
<b>Section 3: Land Use</b>	
Updated Map 3.2 to reflect land use changes including the reduction of parcels within Beckwith Hub from Corridor to Apartment and the reduction of parcels around Leeds Park from Corridor to Apartment.	Responds to public feedback
Added language to the legends of Map 3.2 and Figure 3.1 to 3.11 for height ranges (e.g., Low-Rise to Mid-Rise, Mid-Rise to High-Rise)	Provides further clarity on the range of heights within different land use designations (e.g., Low-Rise to Mid-Rise: 3-6 storeys)
Changed the naming of Maps 3.3 to 3.13 to Figure 3.1 to 3.11 to improve clarity and tie the Future Land Use designation tables to the reference sketches and map as one figure.	Provides further clarity on the Land Use designations and enables reference to both the land use map and tables as one figure.
Changed policy 3.1.1, 3.1.4 and 3.1.6 to reflect changes to Figures 3.1 to 3.11.	Clarifies policies and ties to the land use designation maps and tables in Figures 3.1 to 3.11
Added new policy 3.1.5 Generally do not support small lot subdivision on parcels identified as Centre Core, Centre, Village, Corridor Hub or Corridor.	The intent of the PGA is to accommodate growth through compact, efficient, and coordinated development patterns that support higher-density forms, effective use of infrastructure, and long-term community sustainability. Small lot subdivision is not consistent with this intent, as it may constrain future redevelopment opportunities, reduce land-use efficiency, and undermine the strategic growth objectives of the OCP.
Removed 24 storeys from the Centre Core land use table, reverting to 18 storeys	Responds to public feedback
Changed the map within Figure 3.3, 3.4, and 3.5 for updated land use parcels around Beckwith Hub and Leeds Park	Responds to public feedback and aligns with changes in Map 3.2
Added new Heritage section with policies and a heritage distribution Map 3.3	Responds to public input and adds further clarification to the retention and support of heritage assets in the Quadra McKenzie area

<b>Section 4: Transportation and Mobility Network</b>	
Updated Map 4.2, 4.3, 4.4, and 4.5 to show additional context outside the Plan boundary to be consistent with all other Map changes	Provides additional clarity to the Plan context and surrounding assets
Added new Policy 4.5.7 Surface parking areas and driveways are supported where they incorporate permeable surfacing and green infrastructure to advance rainwater infiltration, urban tree canopy, and climate resilience.	Development proposals should prioritize minimizing impervious surfaces and integrating measures such as permeable paving, landscaped islands, bioswales, rain gardens, and tree planting to support on-site stormwater management and long-term environmental resilience.
<b>Section 5: Parks, Trails, Open Spaces, and Community Facilities</b>	
Update Map 5.1, 5.2 and 5.3 to show additional context outside Plan boundary	Provides additional context to the environmental and parks connections outside the Plan boundary
Updated Map 5.2, Parks Network Walkable Access Analysis, for an error where the buffer around large parks was missing	Fixes an issue which was not showing the 300 metre boundary around large parks, showing gaps in the Parks Network Walkable Access Analysis that did not exist
Updated Map 5.3, Community Facilities, to better reflect community facilities closer to the Plan boundary. Updated Community Facilities list to reflect these changes	Responds to public input and provides improved context on broader service range of community facilities.
<b>Section 6: McKenzie Corridor</b>	
<p>Reverted maximum building height from 24 storeys to 18 storeys in the Quadra McKenzie Centre, with frontages along the two Primary Corridors – McKenzie and Quadra.</p> <p>Modified Policy 6.3.4: To encourage a diverse skyline and built form in redevelopment projects within the Quadra McKenzie Centre, support building heights up to 18 storeys, for properties with the Centre Core land use designation, provided they are located on a large site having frontage on McKenzie Avenue or Quadra Street, and offers community amenity contributions that surpass base policy requirements.</p> <p>Amended the Centre Core land use table for consistency in Section 3.</p>	Responds to public feedback in relation to 24 storeys and reverts to previous maximum height designation for Centre Core
Modifies Policy 6.3.1, specifically bullet point 2 to: Redevelop the QMC-1 (Saanich Operations Centre) to:	Revises the policy to add more flexibility in implementation

<ul style="list-style-type: none"> <li>• Provide a modern facility to continue to deliver critical public works uses from this site now and into the future;</li> <li>• Consider incorporating housing where appropriate on the site and encourage ground-floor commercial and/or institutional uses along the McKenzie Avenue and Borden Street frontages;</li> <li>• Create active street frontages along McKenzie Avenue and Borden Street;</li> <li>• Implement sustainable transportation and public realm improvements, including public open space/natural areas on the site; and,</li> <li>• Remediate segments of Public Works Creek.</li> </ul>	
Changes all mention of single family home to single detached within introductory paragraphs of McKenzie West, Braefoot, and Gordon Head McKenzie Centre	Aligns with the language in the Official Community Plan around single detached homes
Added commercial encouraged sections to Map 6.4, McKenzie West, and 6.6, Braefoot	Responds to public feedback on additional areas of commercial space within the McKenzie West and Braefoot sub areas.
<b>Section 7: Quadra Corridor</b>	
Updated Map 7.4, Quadra North, to reflect changes around the Beckwith Hub. Updated Figure 7.5 to reflect changes around Beckwith Hub	Reduces the land use intensity in the Beckwith Hub from Corridor to Apartment in response to community feedback
Updated Map 7.5, Quadra South, to reflect changes around Leeds Park	Reduces the land use intensity around Leeds Park from Corridor to Apartment in response to community feedback
Changes all mention of single family home to single detached within introductory paragraphs of Quadra North, Quadra South and Four Corners Village	Aligns with the language in the Official Community Plan around single detached homes
<b>Section 8: Implementation</b>	
Added a new Implementation section, discussing how future development may occur	Clarifies the processes that occur after adoption of the Plan and the process in which development will occur. Adds further clarification to owner-initiated sale or redevelopment, as well as the development capacity of the Plan area