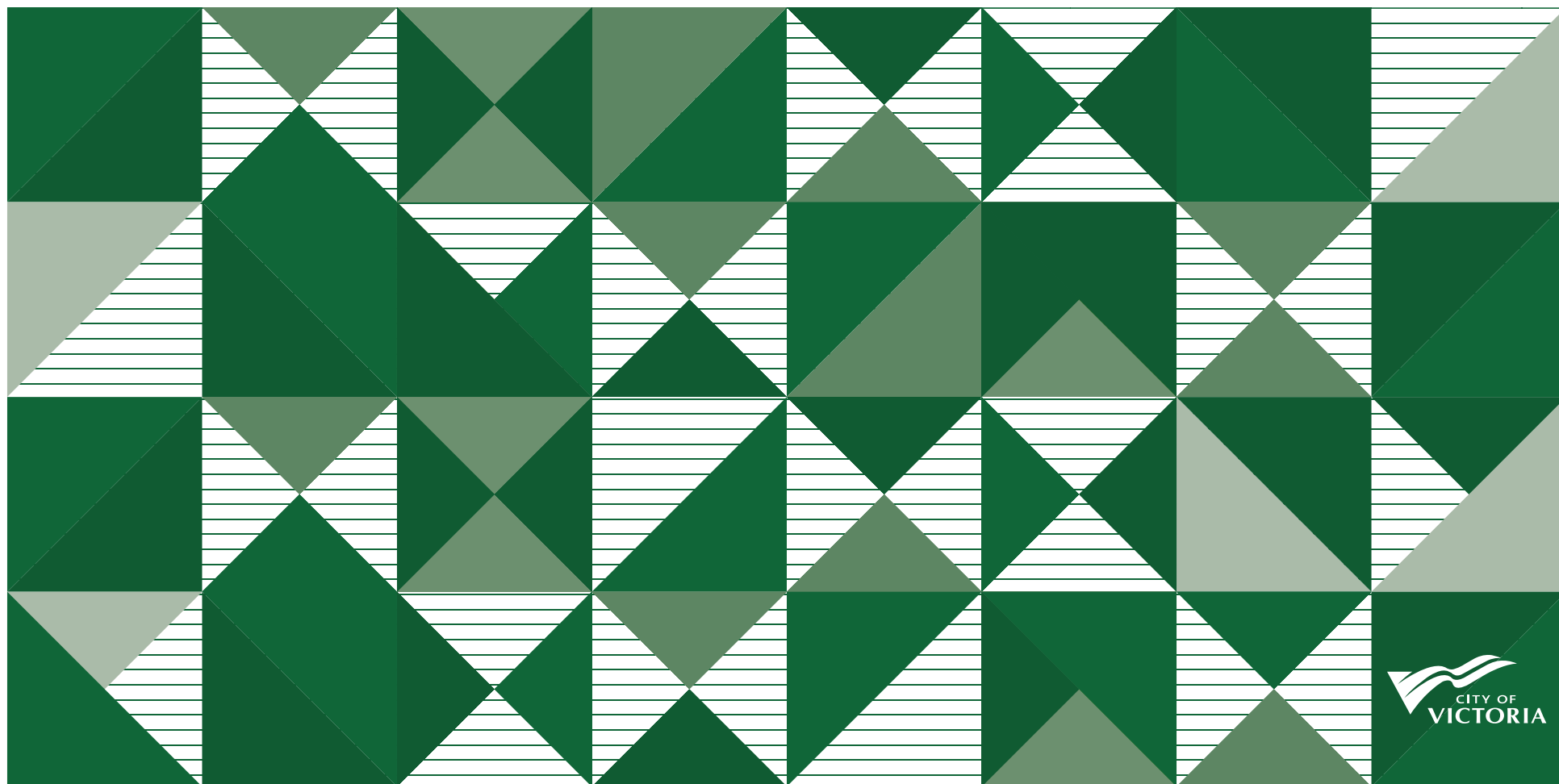


2022

Hillside Quadra

Neighbourhood Plan | City of Victoria

*Note: Red text reflects key updates since
the last phase of engagement.*



Publishing Information

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THE CITY OF VICTORIA IS LOCATED ON THE HOMELANDS OF THE SONGHEES AND ESQUIMALT PEOPLE.

What is a Neighbourhood Plan?

This is the Plan for Hillside-Quadra 2040

Long-term Plans Working Together

Local area plans, like this neighbourhood plan, work together with the city's *Official Community Plan* (OCP) and other city-wide plans and policies to guide the evolution of communities over the next 10 to 20 years and beyond. The OCP provides a vision and goals to guide future growth and change, meeting the needs of residents today and the future. Local area plans describe how that vision will land in the neighbourhood, while preserving and enhancing the local community identity.



Keeping Up and Catching Up:

Between 2020 and 2040, Victoria will add 11,300 new households. Meanwhile, the City has some catching up to do to meet the housing needs of existing residents, including for those who cannot find suitable or affordable housing today.



Addressing Climate Change:

As we plan for the evolution of Victoria and its neighbourhoods to meet current and future needs, we have a chance to rethink the way we live in and move around the city. By locating the right housing in the right places we can reduce greenhouse gas emissions and make our city more resilient to climate change.

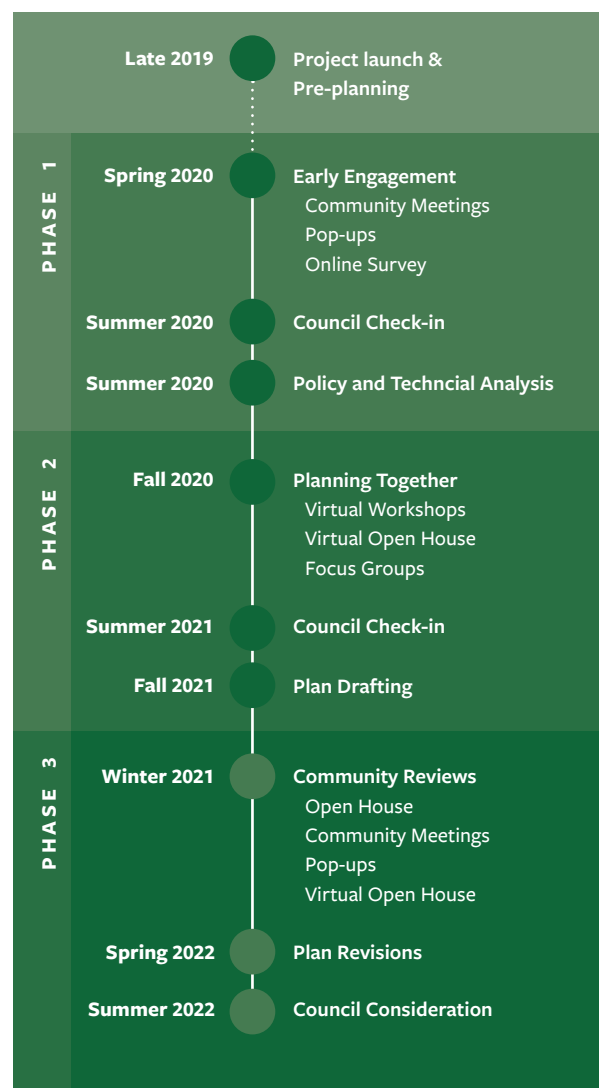


Advancing Equity, Diversity and Inclusion:

Planning for incremental change also provides an opportunity to ensure we're creating a community for everyone - one with diverse housing choices where all residents can live in walkable, vibrant neighbourhoods and reduce the combined costs of housing + transportation.

Where Are We and How Did We Get Here?

This plan was drafted together with the community.



Early Engagement

Between January 2020 and March 2020, the City explored Issues, Opportunities, and Big Ideas together with the community. Over 1,000 residents provided ideas and insights. The result was a sampling and illustrative synopsis of what people love about Fernwood and Fernwood Village, and what they would like to see improved in the future. See the Early Engagement Summary Report for details.

Planning Together

In the fall of 2020, the City hosted a series of planning and design workshops with the community. The workshops built on what we heard through early engagement, and what we learned through technical studies and analyses to develop draft concepts together with the community.

These concepts were then presented to the broader public for review and feedback through a diverse and far-reaching Virtual Open House, focus groups, and online surveys.

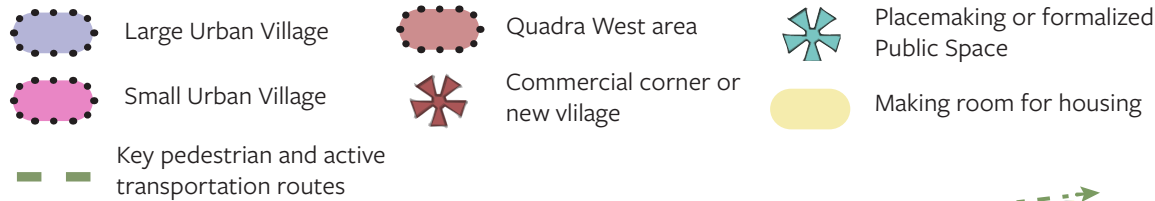
Reviews and Revisions

Based on the first two stages of engagement and policy and technical analyses, a draft plan was prepared and presented to the public for review. Based on community input, the plan was revised and presented to Council for consideration.

Implementation

The approved plan will be implemented over time as budgets allow and opportunities arise. The plan may be amended periodically according to the overarching Official Community Plan's adaptive management framework.

Big Moves for Hillside-Quadra



8

Support “15-minute communities” with commercial corners, smaller villages, and places to gather throughout the neighbourhood

2

Support the evolution of Quadra Village with an eclectic, diverse mix of shops and smaller buildings

4

Support the future evolution of “Quadra West” as a diverse, mixed-income and sustainable community with amenities for residents

5

Create integrated green spaces and places to gather around Kings Road



6

Preserve and enhance a connected system of green spaces

7

Support sustainable and diverse housing choices near the Village and key transit corridors

1

Revitalize Hillside Avenue as a comfortable place for people

3

Consider future changes to large sites in the village that add public space and opportunities for arts, culture, business and housing diversity

9

Future planning for near-term actions may be explored through a community-led process



1. Revitalize Hillside Avenue

What we heard

Some residents refer to Hillside Avenue as the “Hillside Highway”. There has been a long desire to reshape the road and slow things down, particularly through Quadra Village and to support the comfort and safety of pedestrians and transit users. People would like to see better connections and relationships between the north and south side of Hillside Avenue, a sense of place where Hillside meets Quadra Street, and an ambiance that the village continues north of here.

What we learned

- Hillside Avenue is a key frequent bus route and east west connector, with a major transfer point to the Quadra Street bus route.
- Near the village, parts of Hillside Avenue have narrow sidewalks, few trees, and limited on-street parking near the village.
- Additional retail could be supported in the coming decades, without impacting existing local businesses.

Where we’re headed

To learn more about how the plan addresses what we heard and learned, **see Sections on Quadra Village, Housing, and Mobility.**



2. Eclectic Quadra Village

What we heard

Quadra Village is beloved for its multi-cultural character, local serving businesses, and everyday services and amenities. Many would like to see the small and eclectic storefronts on Quadra Street preserved, with opportunities for more of the same. Some smaller scale redevelopment that can offer public realm improvements, like an enhanced connection to Quadra West through a pass-through; and create active, interesting fronts along “Quadra Mews”.

What we learned

- The diverse small commercial spaces allow for a thriving village
- Maintaining the small-footprint scale of buildings as the village grows would require relaxing parking requirements for small lots
- New development can create wider sidewalks, spaces for patio dining and new housing options.

Where we’re headed

To learn more about how the plan addresses what we heard and learned, **see Section on Quadra Village.**



3. Quadra Village Opportunity Sites

What we heard

The large shopping centre on the east side of Quadra Street in the Village houses valuable shops and services, including a full service grocer, pharmacy, clinic, and liquor store. The cultural opportunity of the Roxy Theatre is a key part of the village's identity. At the same time, people recognize the opportunity that larger sites can provide to add a central plaza, diverse housing, and improved arts and cultural assets through redevelopment, while retaining existing functions.

What we learned

- A public gathering space is among the most desired additions to the village.
- Any new development should include a mix of shops, services, cultural space and housing opportunities for diverse residents.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Section on Quadra Village.**

4. Diverse, Inclusive Quadra West

What we heard

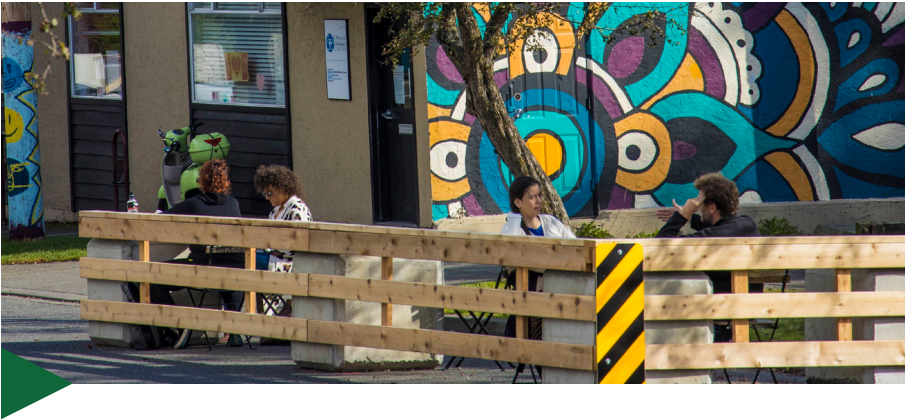
Quadra West includes major sites that could influence the shape and identity of the community in years to come. The community highlighted key principles should anything be proposed. We heard that preserving and adding green space - both for the public and for residents of Evergreen Terrace - is important. There is a desire for inclusive housing for different household types, including both affordable and market-rate options, expanded community services, and quality, sustainable options to get around.

What we learned

- Changes are likely to come to 950 Kings (the former Blanshard School) and Evergreen Terrace (BC Housing) during the time frame of this plan, so its important that the community create principles to guide change.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Section on Quadra West.**



5. Kings Road Gathering Places

What we heard

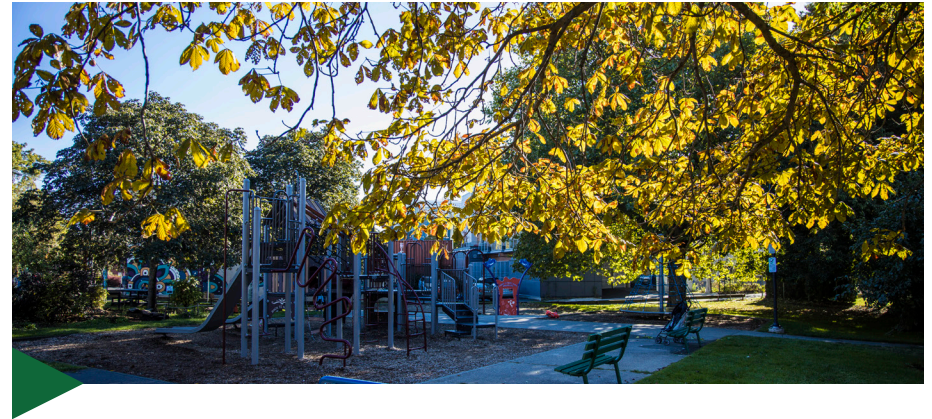
Kings Road is an active route through the community, connecting neighbourhoods to the east to Quadra Village and Quadra West, the Quadra Village Community Centre, and Downtown. The green space at 950 Kings is used for informal gathering, while Wark Street Park is valued for its green space, commons garden, and playground. Kings Road itself hosts major events and celebrations and there is desire for more. As the community evolves, people want to build upon these assets with opportunities for diverse ages and activities, including youth and seniors. A central gathering place is a priority.

What we learned

- Kings Road is an emerging pedestrian and bicycle route for the city.
- It is possible to close part of the street for public space while still offering alternative access to the area for cars and bicycles.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Sections on Placemaking and Mobility.**



6. Connected Green Spaces

What we heard

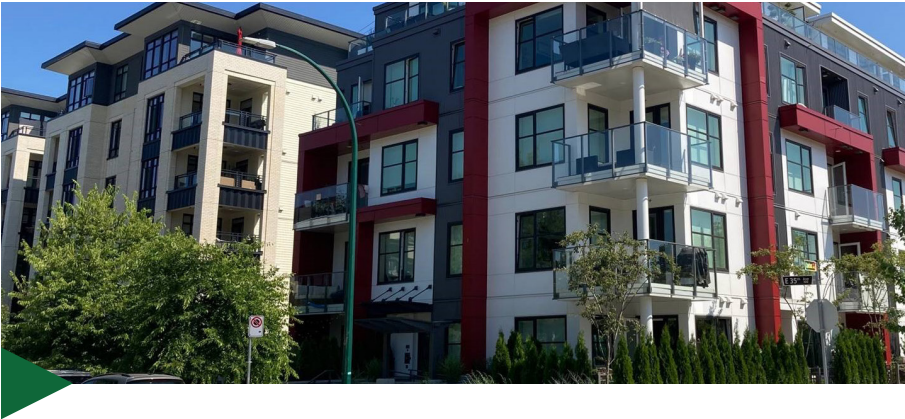
There is a strong desire to preserve and formalize green spaces in the heart of the neighbourhood (near Quadra Village), where there is greater population and diversity of incomes. Diverse green spaces are desired to serve different ages and interests, picnicking and socializing, community gardens, and quiet recreation. There is also a desire for better connections to and among the larger parks in the north side of the community.

What we learned

- There are significant green spaces in the community that can meet evolving needs. While the north side of the community is close to major parks, the public green spaces nearer Quadra Village are largely not owned or designated as parkland.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Sections on Mobility and Parks.**



7. Housing Choice

What we heard

Residents feel the pains of the housing crisis. Renters and young families find it difficult to find suitable, affordable housing. The community would like to see a mix of housing in type and tenure. Most support making room for more, diverse housing forms to meet these needs, but want to ensure that it reflects and enhances what people love about the neighbourhood, is livable, and is neighbourly. There is a desire for new housing to be near transit, villages, and parks, but people also voiced concern that housing choices not be limited to the busiest streets.

What we learned

- The city has to catch up with housing needs today and keep up with future needs as 11,300 households form between 2020 and 2040, in all neighbourhoods.
- Rental and affordable (non-market) housing is a key need and can be difficult to build with existing land costs and regulations.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Section on Housing.**



8. 15-Minute Communities

What we heard

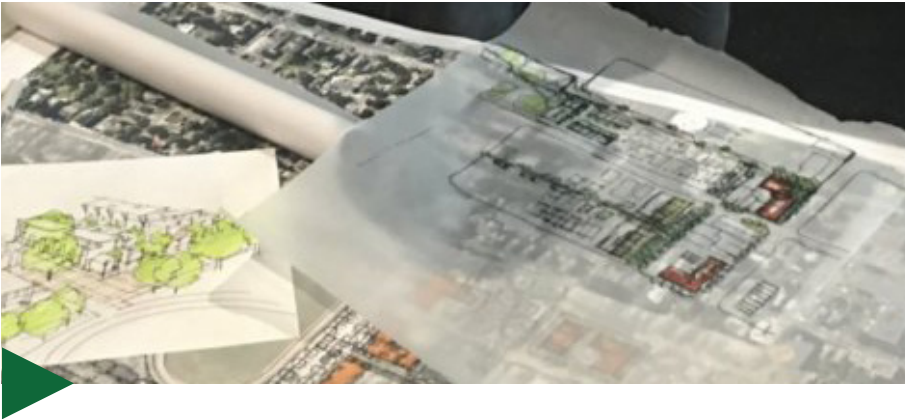
While people love Quadra Villages shops and services, many people in the northern and eastern parts of the neighbourhood find themselves a long walk from a village or centre, and would like to see smaller opportunities for local-serving shops, services, and places to meet neighbours. Merchants at Quadra and Tolmie felt that this area could better serve the neighbourhood with more local retail and a “sense of place” through street trees, seating and improved sidewalks that can come with new development.

What we learned

- Northeastern parts of Hillside-Quadra are a 15 to 20 minute walk or more from a large village that provides daily services.
- Quadra at Tolmie can support new businesses given the nearby population in Saanich and Victoria. Smaller “community corners” could be supported along Finlayson.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Sections on Villages, Mobility, and Housing.**



9. Future Planning

What we heard

Residents may desire additional opportunities to work together to advance other community desires and initiatives, like the location of new community gardens, support for community programs and initiatives, or consideration of additional community services and facilities.

What we learned

- Subjects of community interest can be advanced by the community with City support through a Neighbourhood Action Guide Process and ongoing grants and programs.
- City-wide initiatives that work to advance equity, diversity, and inclusion, can engage the Hillside-Quadra community on their unique perspectives and circumstances.

Where we're headed

Visit engage.victoria.ca to sign-up for updates related to initiatives you care about. To learn more about Neighbourhood Action Guides, contact your Community Association or the City's Neighbourhoods Team.



Community Identity

Understanding what is important to Hillside-Quadra residents was a cornerstone of the engagement for this plan. People described what they love about their community and what they hope to love about it in the future. The word clouds on the following page provides a sense of community identity and what is most valued about Hillside-Quadra.



Guiding Principles and Objectives

Together with the community identity word cloud, the below principles and objectives should be considered when implementing this plan.

1. Advancing equity, diversity, and inclusion.
2. Making room for everyone.
3. Advancing sustainable mobility.
4. Creating joyful public spaces.
5. Supporting resilient, walkable villages.
6. Enhancing and supporting arts and culture.
7. Preserving and enhancing open spaces and community assets.

What people **love** about Hillside-Quadra today



↑ What people
hope to love about
Hillside-Quadra in the future



About the Hillside-Quadra Neighbourhood

Hillside-Quadra Today

Hillside-Quadra is a vibrant neighbourhood with working class roots. The community has a long and proud history of welcoming diverse people, including new Canadians, families, youth, low-income residents, and marginalized groups. As of 2016, 23% of Hillside-Quadra residents were members of what the Census of Canada categorizes as a visible minority ethno-cultural group (compared to 15% city-wide). The area's history of celebrating diversity is reflected in the active and beloved multi-cultural and local businesses found in Quadra Village.

However, rising housing costs in the neighbourhood, and the city, have left fewer opportunities for young families and others looking to make a start and find suitable housing.

Community Assets

Quadra Street and Douglas Street (a block west of the neighbourhood) connect the area by transit to the Downtown Core, Uptown (a growing neighbourhood in the

Map 1: Hillside-Quadra Boundaries



The neighbourhood is situated between several major roadways: Blanshard Street, Bay Street, Cook Street, and the city's northern border at Tolmie Avenue.

About Hillside-Quadra

District of Saanich with a planned regional transit hub) and the rest of the south island. The historic Rock Bay Creek flows through the neighbourhood, mostly in underground culverts. Two large parks - Topaz and Summit - provide larger areas of greenspace in the northern part of the neighbourhood and preserve important Gary Oak ecosystems.

Community Make-up

The neighbourhood is home to over 7,500 residents and over 3,600 households. It is a family-oriented area: of all Victoria neighbourhoods, it has the highest share of children aged 0-14 (making up about 14% of the neighbourhood's population). Hillside-Quadra and the neighbouring Oaklands area, have among the highest shares of households with children in the city, while Hillside-Quadra has the single highest share of single parent households. [2016 Census figures]

Most of the housing in the neighbourhood is either multi-family apartment buildings, especially near Quadra Village, or single detached houses (with and without suites). Apartment buildings are typically three to four storeys and include both rental and strata, mostly built between the 1960's

and 1990's. The tenure of households in the neighbourhood, 41% owner and 59% renter, is similar to that of the city as a whole (2016). There are relatively few registered or designated heritage buildings in Hillside-Quadra, though there are a number of older character homes. There are few formal house conversions identified by BC Assessment (which tends to capture both conforming and non-conforming conversions), although there may be some additional houses that function as multi-unit rentals.

The area has seen little growth in recent years. According to the City's building permit data, just 42 new housing units were built in the neighbourhood between 2012 and 2018. Development has increased of late, with 241 units approved between 2018 and 2020, 30% of which are dedicated affordable (non-market or below-market). Of the total recently approved homes, 20% are two-bedroom homes and 10% are three-bedroom or larger homes

See the Neighbourhood Snapshot on page 15 for more statistics.

Community-led Equity Study

As part of the process to develop this plan the

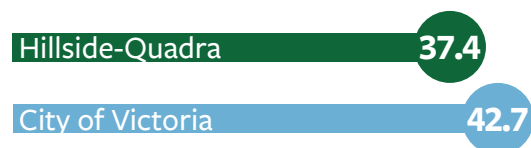
Downtown Blanshard Advisory Committee (the community association in Hillside-Quadra) commissioned an equity study using City grant funds for community-association-led planning. The intent was to encourage the integration of equity considerations into the planning process and outcomes. Key findings of the study have informed the policies of this plan, and in many cases relate to what was heard in public consultation and are reflected in other City plans and policies.

The study's findings show that Hillside-Quadra residents face many of the challenges facing the city and region, including how people of different incomes are impacted by the need for affordable housing and/or broader housing choices; the opportunity to enhance transit and reduce travel times (recognizing Hillside-Quadra is relatively well-served by Frequent Transit compared to much of the city); and the opportunity for enhanced walkability, accessibility, and universal and age-friendly design. The study noted to impacts of high-traffic corridors; a desire for green spaces and services in the economically diverse Quadra Village area, and limited economic diversity and walkable villages in the northern parts of the neighbourhood.

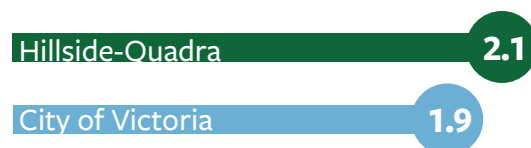
Neighbourhood Snapshot



Median Age



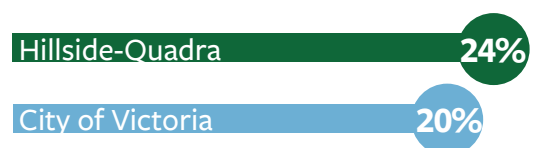
Average household size



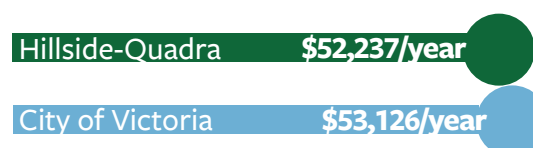
% Total of households that have children at home



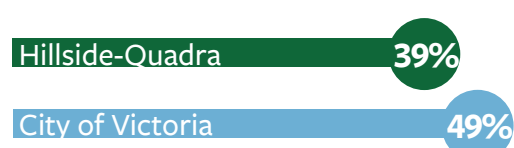
Low-income Households



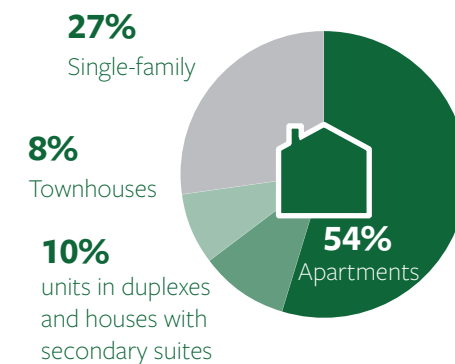
Median Household Income



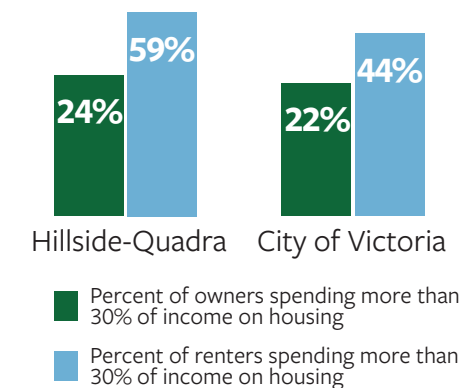
% Households that are one-person households



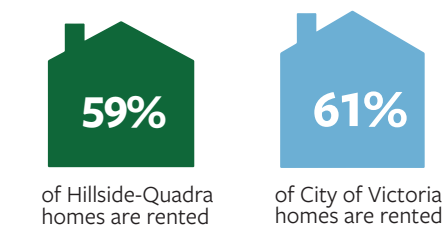
Housing Types



Housing Affordability



Rental Housing



About Hillside-Quadra

History and Heritage

Before the early 20th century, Hillside-Quadra was sparsely populated and largely agricultural in character, some of which can still be seen in its large intact green spaces, such as Topaz Park.

As Victoria began to suburbanize, the northern part of the neighbourhood became known as Smith Hill and the southern part as Rose Blanshard.

Gurdwara (The Khalsa Diwan Society) was first established in 1912, though Sikhs have been part of the community since the first immigrants from India came to Victoria in 1904. The current building of Gurdwara (the Sikh temple), located near Summit Park, dates from 1969, designed by architect H.S. Griffith in 1912.

Through the early and mid century, subdivision continued and a variety of single detached homes were added. The neighbourhood is home to a classic example of post-war subdivision design (north of Finlayson and west of Quadra).

In the later part of the 20th century, multi-

unit housing began finding a place in the neighbourhood, first in the form of low-rise, purpose built rental, and later with strata complexes.

See the Moments in History on pages 18-19 for more of Hillside-Quadra's history.

Hillside-Quadra Heritage Features Map

The Heritage Features Map (Map 2 on the following page) illustrates some key heritage features in the neighbourhood. The map recognizes registered and designated heritage properties in the neighbourhood in addition to a number of older character homes and heritage features.

The map is a useful tool in considering the past and present identity of the neighbourhood, and how it can inform and shape its future.

However, it is important to note there are limits to what is shown on the map, or what is otherwise known, understood, and valued about the neighbourhood's history and identity. For example, heritage of Indigenous and immigrant communities is often not

evident in the built form - this may be referred to as intangible heritage.

Victoria's Official Community Plan recognizes both tangible and intangible heritage features are important. However, most tools to protect, enhance, or recognize heritage tend to be limited to tangible features, largely evident in the built form - a limitation reflected in the features identified on Map 2. The City of Victoria continues to work to advance its heritage program, together with other organizations and levels of government.



About Hillside-Quadra

About this Map

A Heritage Designated property is protected by a municipal bylaw and may not be altered or demolished without approval by Council.

The Victoria Heritage Register is a tool to help monitor assets and promote conservation or enhancement of heritage features. Having a registered property does not by itself restrict changes proposed by an owner.

Heritage Conservation Areas are another tool to protect, preserve or enhance the heritage value or character of related properties with collective historical significance. Properties within these areas require a heritage alteration permit for changes to the property.

Heritage Walking Tours are self-guided routes that describe assets that may not be on the Heritage Register. They are curated by the Victoria Heritage Foundation and have no policy or regulatory implications, but can provide meaningful insights when considering property or land use changes.

Map 2: Hillside-Quadra Heritage Features



See the Housing and Village sections of this plan for more on the management of Hillside Quadra's heritage assets.

Neighbourhood History

Right: Class photo taken at Hillside School c. 1913



Lekwungen people live, hunt and harvest in the area, cultivating camas fields and Garry Oak meadows. The swampy lands near what is now Hillside and Quadra Streets provided fish and waterfowl.

c. 1900: Hillside School, later Kings Road School, is built to ease overcrowding at North Ward School. In 1921 the school became a segregated school largely for Chinese children. By the 1940s it was the Dominion-Provincial School of Auto-Mechanics. The site is now Wark Street Park.

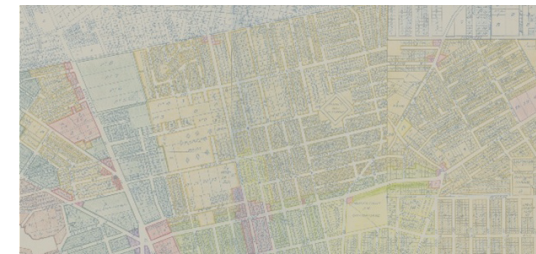


1909: The Khalsa Diwan Society purchases four lots at the corner of Topaz and Blackwood in order to build a Gurdwara. Civic officials attempt to block the building permit, resulting in legal action from the Sikh community. The community is successful and construction starts in 1912. The Gurdwara was largely rebuilt in 1969.

1852: Hillside Farm is established by Hudson's Bay Company Chief Factor Hon. John Work (Wark). Subdivision of the farm into a residential neighbourhood would begin in 1885 with the 'Hillside Extension', the area bordered by Bay St, Douglas St, Hillside Ave and Quadra St.



1908: Smith Hill reservoir created on land once important for Camas cultivation. When Victoria secured the Sooke Lake Waterworks, Smith Hill reservoir became largely redundant. Summit Park was created in 1972, protecting Gary Oak meadows.



1927: The first zoning bylaw is implemented, shaping the growth and development of Hillside Quadra and the rest of the city. Single-family detached zoning made it more difficult to build alternatives to the detached house, which excluded many people from living in the most desirable neighbourhoods in the city. **Above:** Zoning Bylaw from 1963.

Neighbourhood History, continued



1946: Topaz Heights is developed for returning veterans and their families by Housing Enterprises Canada Ltd. This was the last portion of Hillside-Quadra to be developed, and features modern planning with curved streets and inter-street amenities including a path and park.



Left: McBride Street c. 1957 (now part of Blanshard), Bay to Queens.

1963: The Blanshard Street corridor is completed to speed traffic between the downtown and burgeoning suburbs, resulting in the loss of houses and buildings and the cutting off of the neighbourhood on the western side.



1929: Topaz Park opens. The northern portion of the current park was purchased in 1967 as an extension to the park. These lands were previously part of a large clay quarry and brickyard operated by Baker Brick and Tile into the early 1960's. **Above:** Baker Brick and Tile Co. circa 1962, City of Victoria Archives.



1961: The Urban Renewal Report recommends the clearing of the 'Hillside Extension'. Blanshard Court was built on the cleared land to create 120 units of community housing. North Ward School was demolished and Blanshard Elementary School, closed in 2003, was built.



1996: Quadra Village Community Centre opens, providing services to area residents.



2006: Fairway Market opens in Quadra Village at the former Brick site, breathing new life into the Village.

Future Land Use Summary

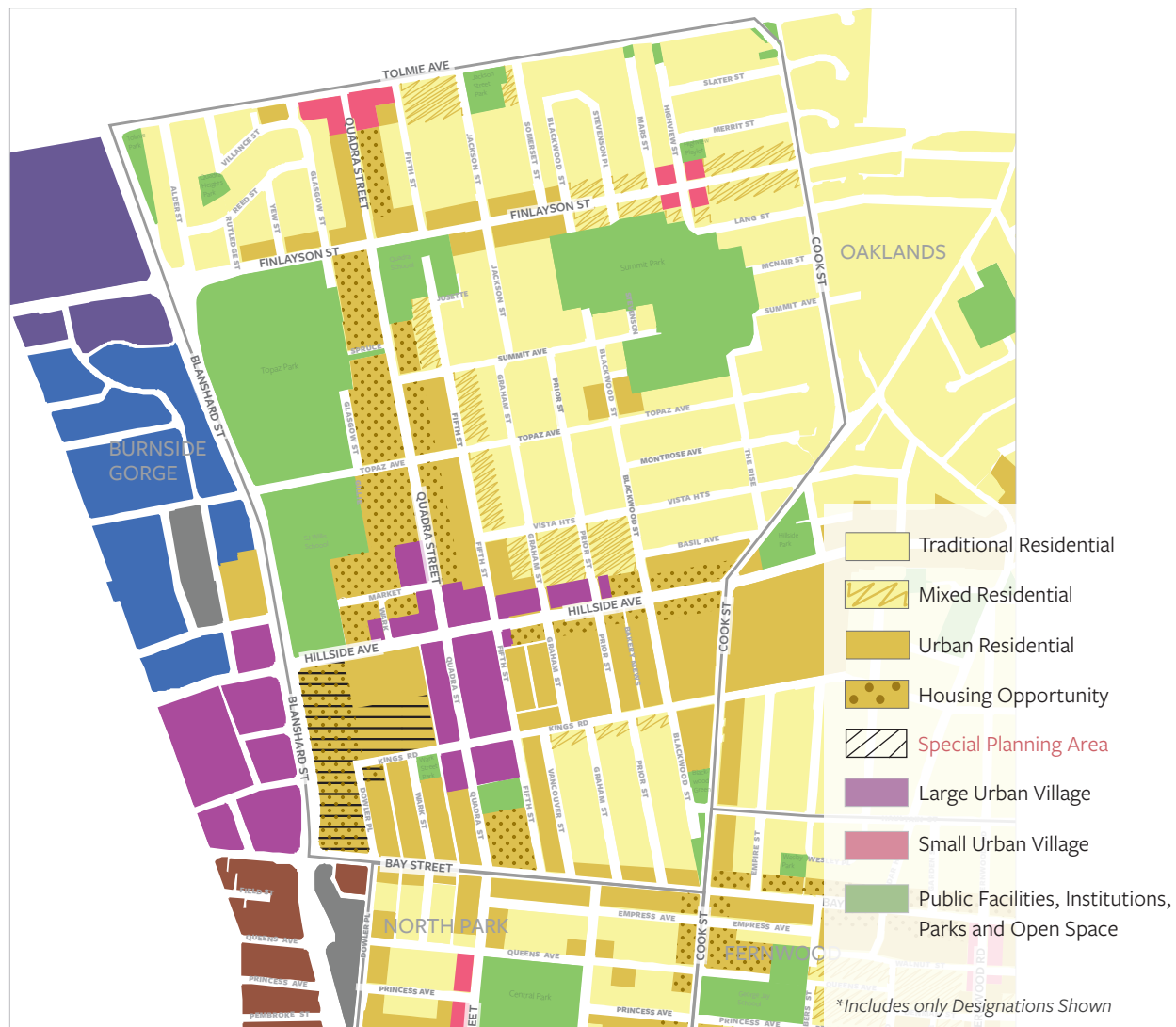
This section provides a summary of future land uses envisioned for the Hillside-Quadra Neighbourhood.

Further details are provided in subsequent sections or related City plans and policies as noted.

Relevant Policies and Bylaws

- Official Community Plan
- Missing Middle Housing Policy (under development)
- Inclusionary Housing and Community Amenity Policy
- Design Guidelines (Development Permit Areas)
- Zoning Bylaw
- Tree Protection Bylaw

Map 2: Hillside-Quadra Land Use (for reference only, please see OCP)



Land Use Summary Table

Envisioned future land uses are illustrated as Urban Place Designations on Map 4 and are summarized here for convenience. Please see the Village and Housing Chapters for additional details.

Urban Place Designations envision future land uses and development forms, if a property redevelops. This summary is for convenience only. Please see the *Official Community Plan* bylaw for the most current and accurate Urban Place Designations throughout the city. To understand the specific uses and densities that are permitted to occur on any given site today, please see the Zoning Bylaw.

*Overarching policies are summarized here based on Urban Place Designations (envisioned future uses and form); other policies and regulations may apply depending on the nature of any redevelopment that may be proposed.

	Intent	Envisioned Scale and Form	Overarching Policy*
Traditional Residential	To encourage a variety of housing options throughout the community and consider small scale commercial on a case-by-case basis in appropriate locations.	Primarily ground-oriented residential forms, including houseplexes and townhouses, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 21, plus: <ul style="list-style-type: none"> > Missing Middle Housing Policy (under development) > House Conversion Regulations > Secondary Suite Regulations > Garden Suite Regulations
Mixed Residential Housing	To encourage the transition of ground-oriented residential areas to a mix of ground-oriented and multi-unit housing that provide diverse living options at neighbourly scales, including through the retention of character homes through conversion.	A mix of ground-oriented and apartment residential forms at densities of approximately 1.6:1 FSR, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 21, plus: <ul style="list-style-type: none"> > House Conversion Regulations > Secondary Suite Regulations > Garden Suite Regulations

Future Land Use - Land Use Summary Table

	Intent	Envisioned Scale and Form	Overarching Policy*
Urban Residential	To encourage a variety of multi-family housing options in low- to mid-rise buildings.	A mix of low- to mid-rise apartment residential forms at densities of approximately 1.2:1 to 2.5:1 FSR, with densities at the highest end of this range considered where substantial public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 21.
Housing Opportunity	To encourage a variety of multi-family housing options in low- to mid-rise buildings with additional density to support the provision of affordable housing and community amenity, where the site and context allow.	A mix of low- to mid-rise apartment residential forms at densities of approximately 1.2:1 to 2.5:1 FSR, with higher densities in this range considered where public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 21.
Special Planning Area	To signify the need for additional, comprehensive site planning guided by principles in this plan.	An underlying Urban Place Designation may provide general guidance for the envisioned scale and character but does not constrain potential for other uses, densities, or built forms which should be established through additional planning and engagement.	Please see relevant sections of this plan (Housing, Quadra West).
Small Urban Village	To encourage a mix of commercial and community services primarily serving the surrounding residential area.	Low-rise apartment residential and mixed-use buildings at densities of approximately 1.5:1 to 2.0:1 FSR, with higher densities in this range considered where public benefits or affordable housing is provided.	Please see, as appropriate, policies and bylaws noted on page 21.
Large Urban Village	To encourage ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments.	Low- to mid-rise mixed-use buildings at densities of approximately 1.5:1 to 2.5:1 FSR, with higher densities in this range considered where public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 21.

Urban Villages and Quadra West

Urban villages provide a heart to the community - a place for walkable shops and services, socializing and placemaking, and diverse living options.

This plan seeks to maintain and strengthen Quadra Village as the community's heart and considers its unique relationship to Quadra West. It encourages small villages to evolve and serve the growing population.



Relevant Policies and Bylaws

Official Community Plan
Inclusionary Housing and
Community Amenity Policy
Design Guidelines (DPAs)
Zoning Bylaw
Tree Protection Bylaw
Arts and Culture Master Plan

- ▶ **Support the development and evolution of villages that enables all residents to have walkable access to shops and services.**
- ▶ **Support the vitality and resiliency of diverse local businesses.**
- ▶ **Enable diverse housing options for people of all household types, lifestyles, and incomes.**
- ▶ **Encourage design that reflects the identity of the community.**
- ▶ **Encourage and support the creation and enhancement of vibrant and inclusive public gathering spaces.**
- ▶ **Ensure that major sites, like those in Quadra West, redevelop in a manner that meets current and future local needs.**

Urban Villages

1. Quadra Village

About Quadra Village

Quadra Village is the heart of the Hillside-Quadra neighbourhood. Commercial activity near the intersection of Hillside and Quadra has been steady since the later half of the 20th Century, likely stirred by a flush of purpose-built rental apartment developments in the 1960s. Today, residents appreciate the variety of shops and services available throughout the Village which now spans along Quadra Street from north of Hillside Avenue to the south past Kings Street and spills both east and west along Hillside.

Quadra Village is identified as a Large Urban Village in Victoria's *Official Community Plan*. The area has many of the features that characterize a Large Urban Village, including:

- Ground-oriented commercial and community service buildings that line the west side of Quadra Street, primarily made up of local businesses occupying older commercial or mixed-use buildings with smaller footprints. Services include restaurants, cafés, convenience stores,



Urban Villages | Quadra Village

and health care, personal and professional services.

- A large format grocery store, liquor store, post office, pharmacy, and medical building occupy the large parcel on the east side of Quadra Street.
- Design guidelines from the 1990s have helped to contribute to a more pedestrian-friendly environment despite busy traffic on the major cross streets.
- Cohesive design features such as outdoor furnishings, public art features and flags marking the entrance to the Village have improved the public realm.
- On-street, short-term parking is available on Quadra Street during off-peak hours, as well as on some surrounding streets.

However, some important features of a Large Urban Village are not yet present, including a full range of services (childcare is currently available only at the Quadra Village Community Centre) and a central public gathering space. Some key concepts in the existing neighbourhood plan and design

guidelines have yet to be realized (e.g. a public plaza; a sense of place along Hillside Avenue; mid-block connections).

Community Assets

There are several major community assets in and near the Village that strengthen social and physical connections in the neighbourhood and enliven the area. The Quadra Village Community Centre (QVCC) is located a block west of Quadra Street on Kings Road and provides year-round programming, primarily for youth, seniors, and families. Near the QVCC is Wark Street Park, a popular park, playlot and community garden, and the former Blanshard Elementary School site at 950 Kings, which provides an informal greenspace and a community gym that is programmed by the QVCC.

A grocery store, pharmacy and clinic, and liquor store are the main commercial and service anchors of activity along Quadra and Hillside. Smaller retail businesses, consignment stores, diverse restaurants, coffee shops, and a pub, all draw customers



This plan considers the unique nature of Quadra Village sub areas. Policies and directions are provided for each: Hillside Avenue (A), Quadra Village East (B), Quadra Village West (C), and Quadra West (D).

Urban Villages | Quadra Village

from across the city and region as well. On the north end of Quadra Street is The Roxy Theatre, operated by the Blue Bridge Theatre Company, featuring live music, theatre and film screenings. Dance Victoria and the Victoria Ballet Company are key cultural anchors on the north end of Quadra, while the old Warehouse School (formerly home to Vancouver Island School of Art) anchors the south end.

Both Hillside and Quadra are important bus routes, providing Frequent Transit connections to Downtown jobs and services as well as the University of Victoria. On a typical weekday prior to the COVID-19 pandemic, 3,000 people started or ended transit trips in Quadra Village. The Kings-Haultain connector (east-west) and Vancouver Street (north-south) will provide safe cycling opportunities to and through Quadra Village and the surrounding neighbourhood in the near-term

as part of the priority All Ages and Abilities network.

Shared mobility is also gaining momentum in this neighbourhood with the addition of designated car share stalls. The neighbourhood's travel mode share, however, reveals there is still notable car dependency (as of 2016, vehicle-based trips by residents for commuting are 54%, slightly higher than the city-wide average of 44%).



Quadra Village and Quadra West Directions

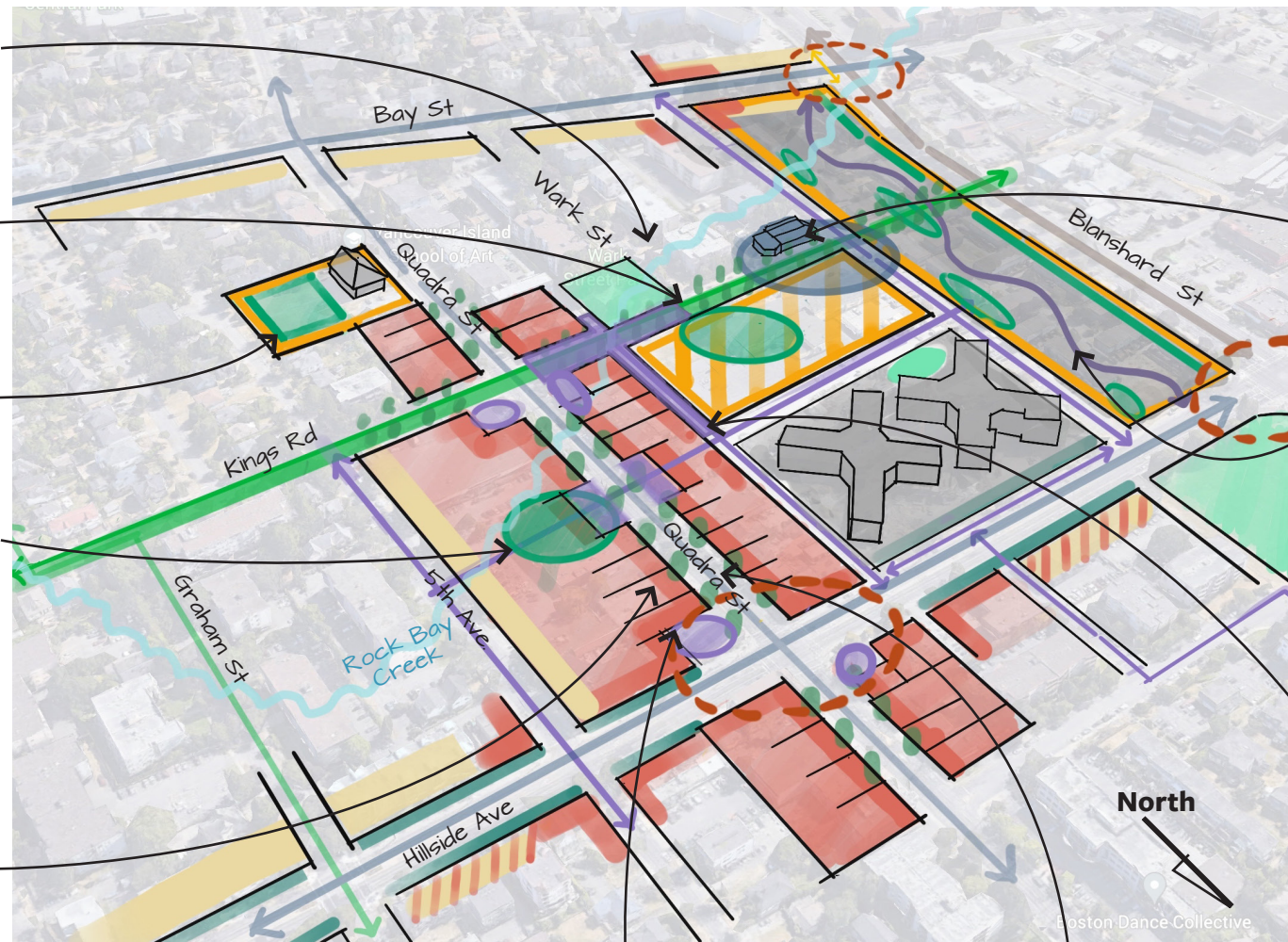
Seek to daylight or celebrate the covered Rock Bay Creek on public or private lands.

Create an integrated series of green spaces near Kings Road.

Seek to retain green space for community use at the Warehouse School.

Maintain a mix of shops and services, including a full-sized grocery. Consider added housing and public space, with any taller buildings located to the centre of the block.

Seek to renew the performing arts venue at the Roxy Theatre.



Consider a “community hub” with more community services complementing the current community centre.

Consider future renewal of Evergreen Terrace that adds affordable and mixed-income housing in a mix of building types, green spaces and amenities, and sustainable transportation options.

Support the evolution of the lane into a pedestrian-friendly “Quadra Mews”.

Re-imagine Hillside Ave. as a more comfortable space for pedestrians, drawing people east and north from the village.

With new development, create a public plaza at Hillside and Quadra for pedestrians, patrons and bus riders.

In any new development, create human-scaled buildings with wider sidewalks, healthy street trees, small storefronts, and patio seating. Step upper floors back.

Intent and Objectives

These objectives provide context and overarching guidance for the evolution of Quadra Village and should be considered when interpreting the policies that follow.

Incremental Change

Create opportunities for smaller footprint buildings rather than assemblages of existing smaller lots, in order to retain the local-serving nature of the Village reflected in its practical and inclusive commercial uses, public art and placemaking features, and mix of older and new buildings with diverse designs.

Business Diversity

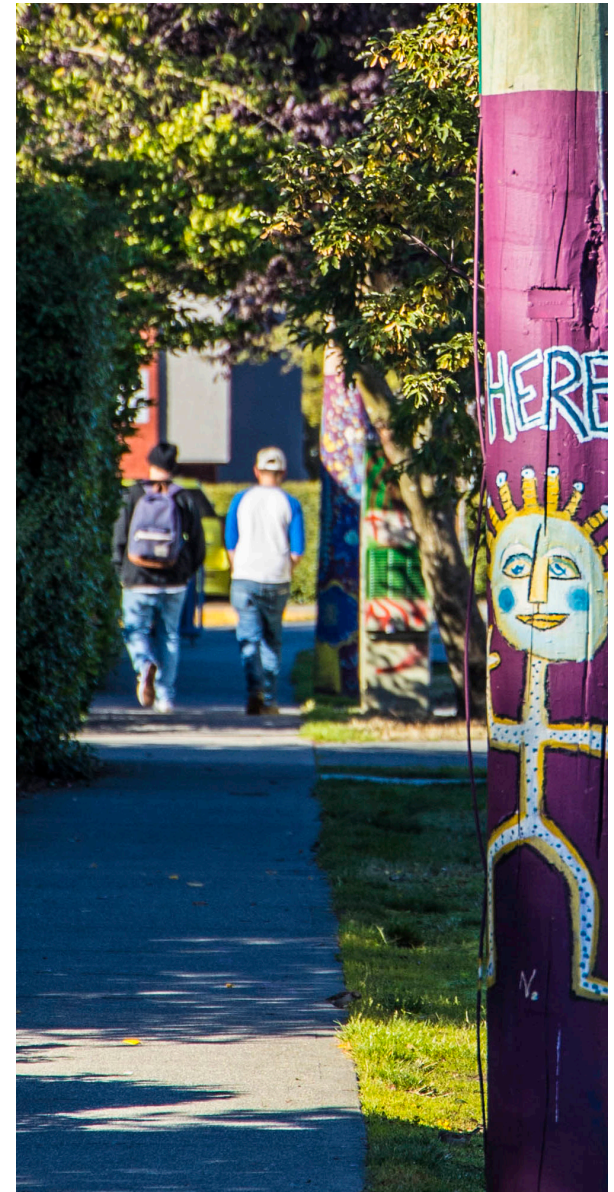
Support and strengthen key shops and community services, and a diversity of local eateries, through improved public realm and use of placemaking programs and the maintenance of a variety of smaller-size storefronts.

Arts and Culture

Support the retention and attraction of arts and culture spaces for performance, production, learning and sale, and affordable living opportunities as an important aspect of the community, consistent with City strategies.

Quality Urban Design

Seek a high-quality design in new buildings and public spaces, guided by the Principles for Urban Design, Quadra Village (see Design and Built Form and Public Space and Placemaking sections).



Urban Villages | Quadra Village - Intent and Objectives

Connected Public Realm

Create a high-quality pedestrian realm through a series of interconnected, accessible open spaces and pedestrian pass-throughs, an improved “Quadra Mews”, enhanced sidewalks on Quadra Street and Hillside Avenue, and enhanced crossings in and near the village, through public and private investments and new development.

Placemaking and Public Space

In the short-term, seek to provide a dedicated public gathering space in or near the village through community-led and City-supported Placemaking initiatives, with a focus on the Kings Road area west of Quadra Street. In the short term, seek to provide a gathering space through placemaking and shared use of Kings Road west.

Housing Choice

Create opportunities to add a mix of housing in and near the village that supports people of different incomes, lifestyles, and household types.

Sustainable Mobility

Support growth and change that encourages walking, cycling and transit, and shared mobility options (e.g., car share, bike share). Ensure access for deliveries, commercial needs, and those with mobility challenges.

Incorporating Nature

Consider opportunities to bring experience of nature into the area, including healthy street trees, public and private landscapes, and opportunities to daylight or celebrate Rock Bay Creek (which once flowed through the area and has been redirected to a series of storm sewers).



Policies

Quadra Village is designated as a Large Urban Village. This plan seeks to preserve the local-serving business in the village while supporting redevelopment that can contribute to the vibrancy of the community.

General Land Use - Quadra Village

1.1 Redevelopment: Within Quadra Village, consider new primarily mixed use development consistent with City policies. Scale and built form should be generally guided by the OCP Large Urban Village Designation and take into consideration the existing and envisioned context of the surrounding area (see policy 1.3).

1.2 Redevelopment with Public Benefit: Consider increased density, as described in the OCP, where public benefit is provided consistent with the objectives of this plan and City policies.

1.2.1 When considering development that can provide public benefit, generally encourage heights of 4 to 5 storeys at densities consistent with the OCP, particularly on the west side of the village, to support a scale that is sympathetic to the existing context and identity of the area (see Policy 1.23 and 1.24).

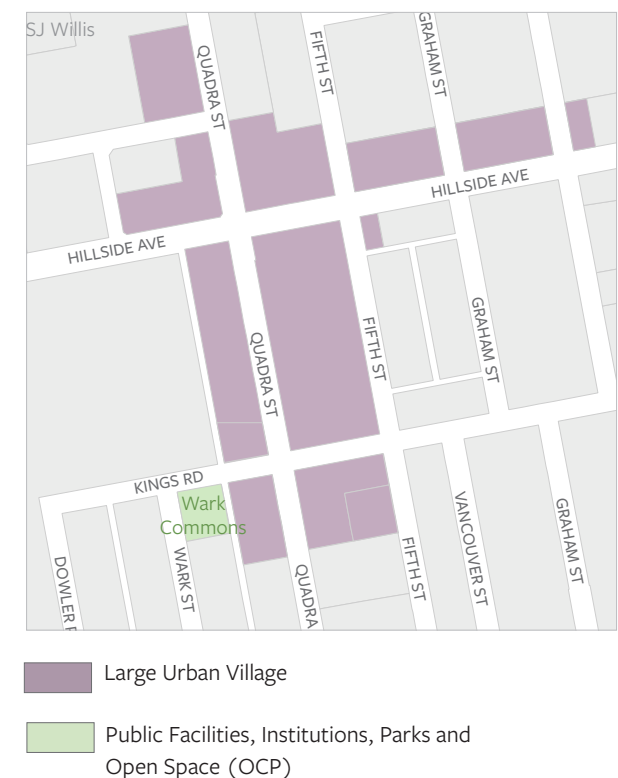
1.2.2 Heights and densities above those outlined in the OCP, particularly on the east side of the village, may be considered where significant amenity is provided as described in this plan (see Policy 1.4, 1.21, and 1.22).

1.3 Consideration of Context: The form and scale of new development is dependent upon site size, orientation, and context. Achievable densities may be limited by the ability to adhere to good urban design principles, consistent with the City's design guidance, and to be responsive to the existing and envisioned context of the surrounding area. See Village Design and Built Form section.

1.4 Desired Village Amenities: Where public benefit in the form of community amenity can be provided, the desired amenities include:

- A cultural space (e.g., a mid-sized performance venue) as part of redevelopment plans in this area, in partnership with an arts organization.

Map 4: Quadra Village



Urban Villages | Quadra Village - Policies

- Spaces for arts production, display, or education.
- Public spaces as generally described in this plan.
- Space for services such as community centre facilities, childcare, health services, or other community-serving purposes.
- Space for a library branch.
- Retention of community-service spaces at the Norway House.
- Non-market and affordable housing.

1.5 Encourage Housing Diversity in the Village: Integrate housing for a variety of households and incomes into mixed-use developments, including rental-tenure housing and non-market or affordable housing.

1.6 Encourage Small Storefronts and Frequent Entries: Maintain a walkable village feel by encouraging most new developments to have smaller footprints (15.2-30.5 metres frontages with no more than 8-10 metres between entries), including by reducing, eliminating, or minimizing vehicle parking requirements for such forms (see Mobility section for more details).

Business Diversity

1.7 Encourage Local Business Growth:

Encourage small format ground floor uses to better support a diversity of smaller, local businesses and to maintain the existing narrow shop front pattern. Consider the inclusion of small commercial spaces (as small as 150-300 square feet) for emerging businesses.

Public Space and Mobility

1.8 Seek a Central Plaza: Seek opportunities to create a central gathering place in the village (see directions for the east side of the village).

1.9 Improve Connections: Seek an enhanced mid-block crossing along Quadra Street to connect the east side of the village to the west, and through to the amenities in Quadra West.

1.10 Support the Quadra Mews: Seek public right-of-way to support the evolution of the lane to the west of the village into a pedestrian-friendly “Quadra Mews” as described in the previous section.



Urban Villages | Quadra Village - Policies

1.11 Seek Space for Pedestrians: Secure public rights-of-way through development to facilitate wider sidewalks, boulevards and street trees throughout the village, with a focus on Quadra Street and Hillside Avenue. Where feasible and consistent with City policies, encourage undergrounding of utilities for an improved public realm.

1.12 Rethink the Curb: Consider alternative approaches to commercial and residential parking in and near the village that support residents, businesses, and public space needs, per the objectives and policies in the Mobility section of this plan.

Arts, Culture and Community Uses

1.13 Support the Village's Cultural Assets: Support initiatives and development that retain or enhance the area's cultural assets like the Roxy Theatre and nearby dance studios, consistent with *Create Victoria*, the Arts and Culture Master Plan and needs identified in the upcoming *Cultural Spaces Road Map*.

1.14 Encourage Diverse Public Art: Encourage public art programs through community action and existing grant programs, to create events, murals, art installations, and other artistic and cultural expressions identified by the community, that contribute to the features of the Quadra Cultural Corridor and empower, and reflect Indigenous and multi-cultural people and perspectives.

1.15 Support Placemaking Projects: Support community-led placemaking initiatives, partnerships, and public investments that:

- Provide opportunities for local artists and entrepreneurs, including through temporary or seasonal markets, or more permanent fixtures like kiosks and food trucks.
- Provide gathering places in and near the village, with a focus on Kings Road (See Public Space and Placemaking and Mobility sections)



Arts and Culture in Hillside-Quadra

Quadra Village is a key node on the Quadra Cultural Corridor (see the North Park Plan for more) with several cultural assets and opportunity for art. *Create Victoria* is the City's Arts and Culture Master Plan which sets out to nurture conditions for creativity to flourish throughout the city. It is supported by specific arts strategies, grant programs and the Cultural Policy Framework.

Shorter-term community priorities for arts and culture can be documented in a Community-led Action Guide, and realized through City grants, programs, or the implementation of specific strategies (e.g. a music strategy).

Hillside Avenue

1.16 New Activity on Hillside: Encourage an improved sense of place along Hillside Avenue near Quadra Street through thoughtful design of new buildings, public spaces, and landscaping that draws pedestrians to Hillside Avenue and up Quadra Street north of Hillside Avenue.

1.17 Retain and Enhance Pedestrian Connectivity: Seek permeability of larger sites with pedestrian connections between streets and to adjacent larger developments.

1.18 Encourage Diverse, Active, Complementary Uses: Consider a range of ground floor uses including commercial spaces, maker spaces for artisan and small-scale production, and flexible or live-work uses.

1.19 Norway House: Seek to retain community-serving space at the Norway House (1110 Hillside Avenue).

1.20 Pedestrian Comfort: Identify opportunities to improve the pedestrian environment along Hillside Avenue and balance concerns of pedestrians, transit users, business access, and automobiles (see Design and Built Form and Mobility sections).



1.21 Redevelopment at the Intersection:

Recognizing the desire to support quality public realm at the prominent intersection of Hillside Avenue and Quadra Street and preserve the cultural asset at the Roxy Theatre site, consider larger redevelopments of generally 6 storeys where public benefit is provided, and encourage the following features:

1.21.1 Seek to create smaller plaza spaces near the intersection, providing space for pedestrians and transit users along with public seating, and gathering for patrons of arts and culture venues.

1.21.2 Encourage the provision of a medium-sized cultural venue consistent with direction in *Create Victoria*, the Arts and Culture Master Plan, the *Music Strategy*, and upcoming *Cultural Spaces Strategy*, as a public amenity in partnership with an arts organization and as part of redevelopment involving the Roxy Theatre site.



Conceptual view of the Hillside-Quadra intersection with a redeveloped southeast corner, a renewed Roxy Theatre, plaza space and pedestrian improvements, including street trees and bus shelters.

East Side of the Village

1.22 Creating a Central Plaza and Integrated Redevelopment: Recognizing the opportunity in size and location of the large sites on the east side of Quadra Street, consider the following in any redevelopment:

1.22.1 Seek to create a central gathering space (public plaza) that incorporates seating, activity, landscaping, and trees, and is fronted by businesses and other active uses; consider sunlight access and comfort within the gathering space.

1.22.2 Provide flexibility in building height and density to achieve amenity objectives and include diverse housing choices (e.g., inclusion of rental housing and/or affordable housing consistent with City policies) while creating human-scaled frontages along public streets through setbacks and stepbacks of upper floors.

1.22.3 Create permeability through the site with east-west pedestrian connections and connections to adjacent development to the north (as described along Hillside Avenue).

1.22.4 Seek to maintain a mix of business sizes and spaces that support a full-service grocery store, one or more mid-sized uses (e.g., drugstore/pharmacy, medical office, hardware store), small-scale businesses, and services (e.g. medical offices, education, childcare), and arts.

1.22.5 Consider opportunities to daylight or celebrate Rock Bay Creek with any major public or private redevelopment adjacent to Kings Road.



Conceptual view of the east side of Quadra Village illustrating an enhanced mid-block crossing, and a central plaza that could be achieved through redevelopment.

West Side of the Village

1.23 Reinforce the Diversity of Local Businesses:

Businesses: Recognizing the highly valued, small and eclectic storefronts and fine-grained fabric of the west side of the village, encourage redevelopment to reflect and complement the existing urban form and pattern.

1.24 Adding Mid-block Connections: Seek to establish a series of mid-block connections, crossings and public open spaces as identified in the Quadra Village Key Directions diagram.

West Side of the Village and a new Quadra Mews

1.25 Envision a Quadra Mews: Envision the lane directly west of Quadra Street and north of Kings Road as a multi-use, pedestrian-friendly “Quadra Mews” that supports enhanced landscapes, private patios, and storefronts. The properties on the west side of Quadra Street (backing onto the Mews) are envisioned to host eclectic, active, ‘back-of-house is front-of-house’ uses that can evolve over time.



Conceptual view of the west side of Quadra Village illustrating an enhanced mid-block crossing connected to an active and engaging pedestrian pass-through connected to the envisioned Quadra Mews.

1.26 Encourage Uses on the West Side of Quadra Street to Support the Mews:

Encourage properties that back onto the Mews to establish active uses at grade fronting the lane (e.g., commercial, artisan or production spaces, or patios secondary to the Quadra Street frontage), including through any redevelopment.

1.27 Seek Right-of-Way to Support the Village and the Mews:

Right-of-way and frontage work requests in redevelopment adjacent to the lane should balance the diverse objectives of this sub-area. For instance, on the east side of the lane, at 950 Kings Road, setbacks or additional right-of-way requests should be minimal to allow for future buildings or patios to interface with the lane.

1.28 Consider the Interaction Between

950 Kings and the Mews: Future evolution of 950 Kings provides the opportunity for comprehensive improvements on the west side of the envisioned Quadra Mews. Elements that should be considered along this part of the lane include:

- A continuous pedestrian sidewalk along the west side of the lane.
- Street trees, preferred on the west side of the lane to provide shade and canopy.

- Boulevards/rain gardens to mitigate drainage issues.
- On-street parking (short-term parking).
- Public seating areas.
- Space for auto and bicycle circulation and access to individual sites, emphasizing slow movement.

1.29 Consider the Interaction Between Public Space and the Mews:

With any future development at 950 Kings, seek to arrange

the site so that publicly useable open spaces and/or buildings with active ground floors and pedestrian-scale architecture are located adjacent to the envisioned Quadra Mews (see Quadra West section).

1.30 Enliven and Activate the Mews in the Short-term: Including through public realm improvements and seating areas or temporary uses on existing private lands (see Placemaking section).



Concept of the Quadra Mews west of the west side of Quadra Village, illustrating diverse activities that support local businesses and activate the lane as a key connector between the Village and Quadra West.

2. Quadra West

Intent and Objectives

A Cohesive Community

Treat the identified Quadra West (illustrated in the figure to the right) as a cohesive community in all proposed redevelopments and planned investments, considering aspirations for the entire area and implications for potential future redevelopments or capital investments.

Public Space and Mobility

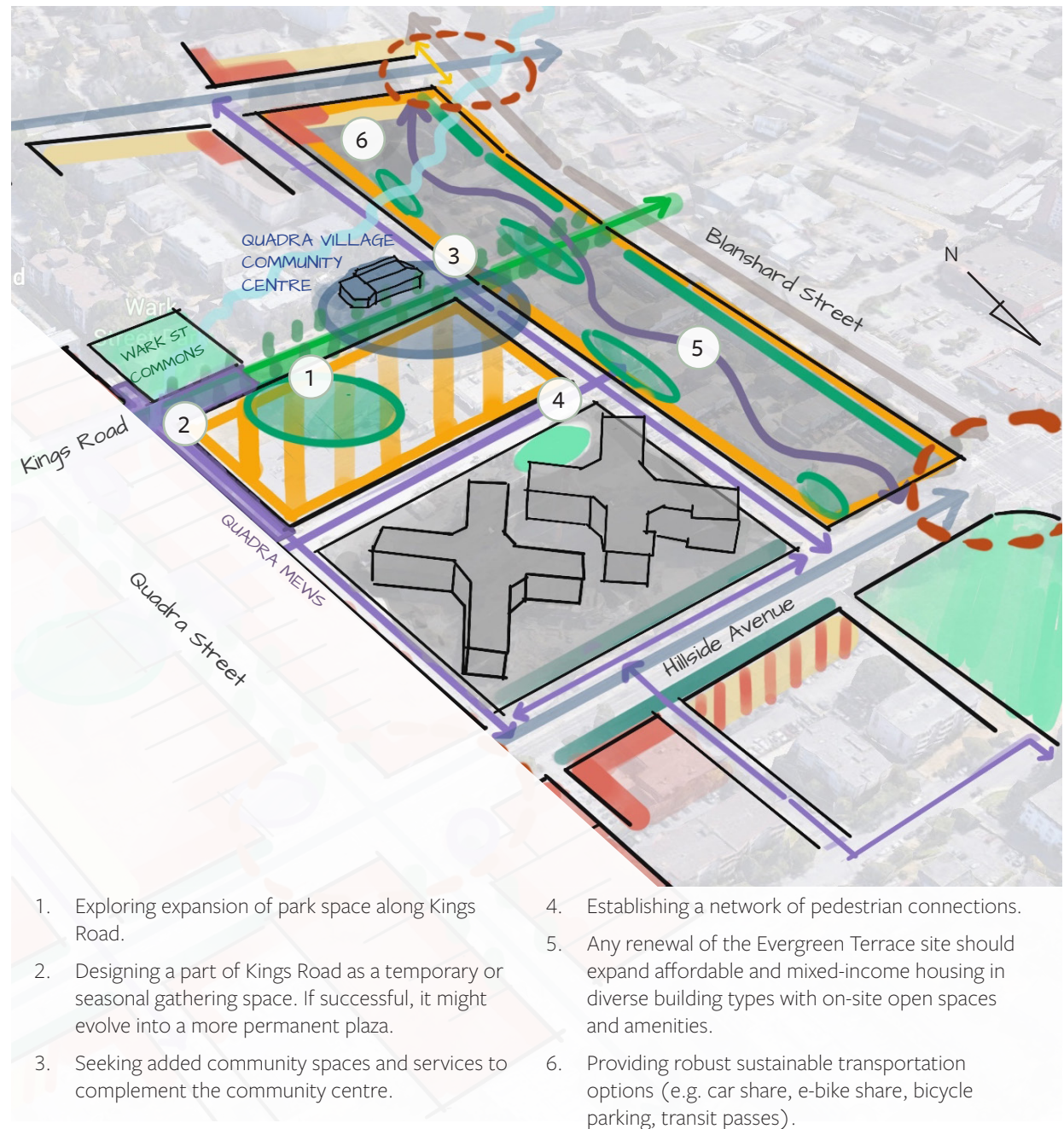
Identify ways to create lively community gathering places while optimizing routes for pedestrians, cyclists, and vehicles.

Welcoming and Inclusive Community

Support a diversity of housing (affordable and market-rate), with community services and welcoming and inclusive public open spaces for residents to gather and recreate.

A Sustainable Community

Support diverse mobility options exemplifying best practices for a more sustainable future.



Policies

Kings Road

2.1 Envision an Inclusive Public Space: Seek to create an inclusive public space along Kings Road that supports local business, considers mobility needs, and meets the needs of the community for everyday uses, and smaller and larger events and community celebrations (see Placemaking section).

2.2 Integrate Public Space and Mobility: After the establishment of an All Ages and Abilities (AAA) mobility route in 2021, seek to establish improved public space through community- and city-led placemaking initiatives (see Placemaking section).

2.3 Prioritize Accessibility and Inclusion: Through the programming of this space, welcome people with diverse needs and interests, including families with children, youth, seniors, and those with different abilities.

2.4 Incorporate Mobility Facilities: Support cycling and rolling access to the village with end-of-trip facilities (e.g., quality covered bicycle parking, maintenance station, public seating).

2.5 Support the Potential for Road Closures: Consider, plan, and design infrastructure for temporary or partial closures on Kings Road for festivals and markets, including opportunities for live music and a farmers' market.

2.6 Ensure Continued Access: Maintain access for businesses and residents, including to the lane directly west of and parallel to Quadra Street (i.e. the envisioned Quadra Mews).

2.7 Seek Right-of-Way to Support Kings Road and Related Uses: Seek public space and appropriate frontage works that complement Kings Road through any rezoning of 950 Kings.

2.8 Formalize a Space in the Long-term: Envision a more permanent space that complements the village, the AAA mobility route, and adjacent green spaces. Build on 'what works' in interim placemaking projects with future capital investments by the community, public, or private sectors.



950 Kings (former Blanshard Elementary School site)

2.9 Special Planning Area: 950 Kings is designated as a Special Planning Area. Please see the Housing section for more information.

2.10 Principles for 950 Kings

Redevelopment: The following principles should guide consideration of any redevelopment at 950 Kings:

- Seek the creation or dedication of public green space as a public amenity through redevelopment or partnership opportunities. Open space should be guided by the following considerations:
 - » Front onto Kings Road for visibility and public access.
 - » Seek to provide landscaped public open space area at least equivalent to the current landscaped open space on the southern part of the 950 Kings site.
 - » Provide a green, landscaped amenity with canopy tree plantings.
 - » Establish visual connectivity between the new open space, the **Summit Health Facility**, Kings Road and Wark Street Park, and function as part of a whole when public celebrations or festivals occur.

- » Be programmed for everyday uses that complement Wark Street Park, considering ideas suggested by the community (e.g., picnic seating, activities for teens and youth such as climbing, and skating, space for informal sports or pop-up music, and outdoor movie nights).

- » Establish connectivity for pedestrians coming from the Summit Health facility.
- While the concepts focus on maintaining green space adjacent to Kings Road, consider at least one active use that creates “eyes on the street” for the Kings Road area.



Urban Villages | Quadra West - Policies (950 Kings Principles)

- At 950 Kings and/or Evergreen Terrace, through community amenity contributions and/or partnerships, seek a dedicated community space that complements the uses at the Quadra Village Community Centre to provide a full range of programming for the community, considering desired activities such as gym space, family meals and food programs, youth spaces, and childcare.
- Encourage the inclusion of uses that provide services to the community such as medical offices, childcare, arts, or other community-serving uses.
- Establish strong pedestrian connections, including an E-W landscaped pathway along the boundary of 950 Kings and the Summit Health care facility.
- Consider the location of community services (e.g. health care, child care) along with residential uses on the 950 Kings site. Consider small commercial spaces on the ground floor fronting Kings Road or the Quadra Mews laneway.



Evergreen Terrace (formerly known as Blanshard Courts)

2.11 Special Planning Area: Evergreen Terrace is designated as a Special Planning Area. Please see the Housing section for more information.

2.12 Evergreen Terrace Comprehensive

Redevelopment: Given the size and significance of the Evergreen Terrace site, and the likelihood of a phased redevelopment, a Master Development Agreement (MDA) between the City and the property owner should address community and citywide objectives, including but not limited to:

- Unique site and contextual conditions, and other design considerations
- Urban design and open space framework
- Housing mix (type, size, and tenure)

- Energy performance
- Green infrastructure
- Urban forest and local ecological context (e.g., Rock Bay Creek)
- Transportation Demand Management (TDM) measures
- Active transportation infrastructure
- Amenity provisions
- Densities, heights, and built forms
- Tenant relocation
- Development phasing, if required



2.13 Intent and Principles for Evergreen Terrace

Terrace: The following principles should guide the creation of the MDA and redevelopment at this site:

Intent and First Principles

While the Evergreen Terrace site is designated Housing Opportunity (envisioning residential densities of approximately 2.5:1 FSR and heights of generally 4-6 storeys), the Special Planning Overlay in this plan signifies that the ultimate uses, heights, and densities on the site should be informed by a comprehensive planning process as well as the principles noted here. The Special Planning Overlay further acknowledges that greater heights and densities may be required to meet these principles, specifically affordability of net-new units on-site and expanded community spaces to address current and future demand as the area redevelops.

The site is substantial in size and significant to the Hillside-Quadra community. Plans should consider, as a first principle, a variety of ways to knit any new development together with the broader community, including through thoughtful site layout and

design, physical connections, housing for a range of incomes, ages, and lifestyles, and the provision of commercial or community serving uses that would draw residents from throughout the area.

Given the potential impact of redevelopment, engagement should include involvement with the broader community, including meaningful engagement with Indigenous community members.

Housing Principles

Recognizing that the site currently provides valuable, affordable housing to over 160 households, the opportunity of the site to achieve housing objectives, and the anticipated impact of redevelopment on community service needs, consider the following housing principles:

- » Seek to provide opportunities for residents to be re-housed, on-site if they desire, with minimal disruption.



Urban Villages | Quadra West - Policies (Evergreen Terrace Principles)

- » Seek to, at a minimum, retain the current floor space and number of non-market housing units, without diminishing the ability to serve very low to moderate income households.
- » Seek to deliver a minimum of 400-500 net new non-market housing units. Within those net new units, provide diverse affordability for people with very low, low, and median incomes in accordance with the *Victoria Housing Strategy*.
- » Consider opportunities for market rental housing to fund amenity contributions toward identified community space needs for the area (e.g., an expanded Quadra Village Community Centre), and to contribute to the creation of a diverse community (see also principles under Co-location and Partnership below).
- » Seek a thoughtful and equitable spatial distribution of non-market, below-market, and market units in different buildings and locations on the site to avoid segregation of households by income and location.
- » Seek to create a mix of housing units that

can accommodate household types that are currently under-served by the market, such as family-friendly units with 2 and 3 bedrooms (and as further described in policy 6.7), accessible units, and units with lock-off suites or other features that can serve a range of household sizes, needs, and lifestyles.

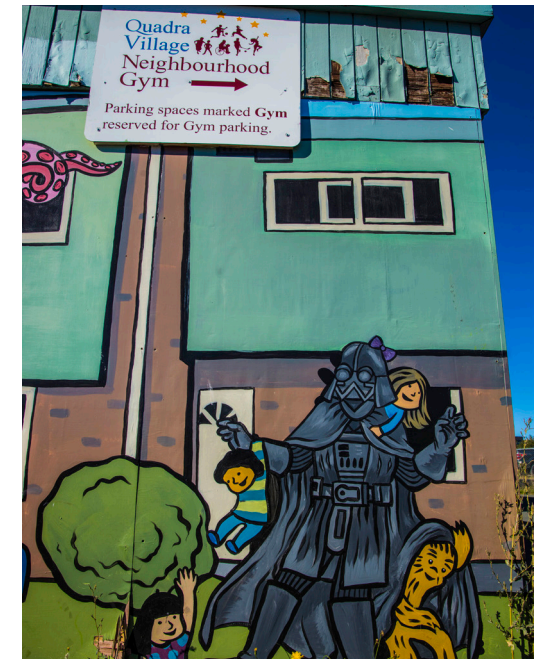
- » When considering operational models for new buildings on the site, explore opportunities to incorporate co-operative housing, coordinating with other agencies and organizations as appropriate.

Residential and Community Use Principles

- » Seek to create a mix of housing and community spaces that support multi-generational use.
- » Consider the needs of urban Indigenous and newcomer households when planning for housing forms and amenities (e.g., multi-generational living opportunities; family-oriented housing and spaces, and culturally supportive services, uses, and amenities).

Indoor and Outdoor Amenity Spaces

- » Consider incorporating indoor and outdoor amenities that foster a sense of agency and stewardship among residents.
- » Consider incorporating indoor and outdoor spaces and amenities that meet a variety of needs, including opportunities for hobbies, play, social connection, creativity, and social enterprise as well as community and support services (e.g., childcare, community kitchen).



Urban Villages | Quadra West - Policies (Evergreen Terrace Principles)

- » Consider incorporating amenities that support food security, such as meal sharing and community gardening, recognizing the social, health, and environmental benefits of these activities.
- » Explore opportunities to integrate existing or planned green space at 950 Kings Road into public and open space plans for Evergreen Terrace.

Co-location and Partnership Principles

- » Consider partnerships with the City of Victoria to co-locate housing and community serving uses, including a potential coordinated redevelopment and expansion of the existing Quadra Village Community Centre at 901 Kings.
- » Consider opportunities to incorporate other commercial and community uses on the site that may provide expanded services and amenities, complement the assets at Humber Green and Quadra Villages, and knit the site together with the broader community.
- » Incorporate a small, ground-floor active or commercial use at the northwest corner of Bay Street and Dowler Street

to help create a sense of place at the Bay-Dowler intersection, and to complement existing and future small-scale commercial uses at adjacent corners (see Small Villages and Community Corners section of this plan).

Built Form and Urban Design Principles

Site-specific design guidelines (in addition to the City's existing development permit area guidelines for form and character) may be created together with the City, to guide redevelopment and should consider the following principles:

- » Incorporate diverse housing types and building forms with direct access to the ground for first-floor homes (front doors).
- » Orient buildings, windows, balconies, and entries to promote a sense of safety on public and private streets, walkways, and open spaces through natural surveillance.
- » Seek a site layout and building orientations that provide high-quality circulation with easy and direct access to services, amenities, and sustainable transportation options, and considers

shadowing and other livability impacts on adjacent properties, including residents at the adjacent Summit long-term care facility.

- » Seek a site layout that buffers living and community gathering spaces from heavily trafficked roads (Blanshard Street and Hillside Avenue), including through strategic location of commercial or community uses or landscape elements.
- » While maintaining appropriate buffers from heavy traffic and noise, particularly for residences and public spaces, ensure the site's edges and access points are designed in manner that are generally welcoming to the surrounding community.
- » Locate commercial and community uses near edges or access points in a manner that seamlessly integrates the site with the surrounding community, specifically considering the relationship with the All Ages and Abilities Cycling facility along Kings Road.
- » Locate, orient, and design taller buildings on the site in a manner that maintains access to sunlight and sky views from

Urban Villages | Quadra West - Policies (Evergreen Terrace Principles)

open spaces, achieves livability and privacy for individual residential units, and contributes to the visual interest of the site.

- » Incorporate landscape, open space, and trees (see also Natural Features and Amenity related principles).

Access and Mobility Principles

- » Consider ways to provide connectivity, permeability, and shared public spaces between and within Evergreen Terrace, 950 Kings Road, the Quadra Village Community Centre, and The Summit Hospital Building, including a north-south walking and cycling route (“Dowler-Glasgow Greenway”).
- » Integrate the Kings Road and Blanshard Street All Ages and Abilities cycling route into plans for the site, considering opportunities to connect future public spaces, community services, and amenities to the route.
- » Consider opportunities at the Hill Street intersection to provide additional connections from the site to Humber Green Village.
- » Consider additional opportunities to

improve the pedestrian experience through generous unobstructed sidewalks separated from the roadway by street trees and improved accessibility through and along the site, including Blanshard Street and Hillside Avenue frontages.

- » Consider transportation demand management measures that make the site a model for supporting residents to live comfortably without owning a car, including car share, enhanced bike parking and maintenance facilities, bike share, access to transit, and innovative parking approaches, while considering access and needs for private automobiles.

Environment and Natural Features Principles

- » Seek to incorporate Rock Bay Creek (where it flows under the site in a culvert) into landscape design, considering daylighting of the creek as an amenity, or if that is not possible, celebration of the creek through landscape design.

- » Seek to incorporate natural features such as tree plantings and stormwater mitigation into the site.
- » Explore opportunities to demonstrate leadership in sustainability and green building approaches, including through the development of high-performance buildings and consideration of sustainable materials, such as mass timber for taller structures.



3. Small Villages and Community Corners

Filling Gaps in 15-Minute Communities

While Hillside-Quadra has a strong and beloved central village and is well connected to surrounding areas by diverse mobility options, many areas of the community don't have walkable access to daily goods and services. This plan seeks to close that gap by identifying new areas for commercial and community uses to evolve throughout the neighbourhood, transforming it over time into a 15-minute community.

Tolmie Village

Tolmie Village is envisioned to grow over the next twenty years into a high street with a mix of smaller footprint shopping and services, housing, and human-scale streetscapes featuring trees, enhanced sidewalks, and patio seating. A vibrant and active area is envisioned both along Quadra Street and along Tolmie Avenue directly adjacent to Quadra Street, where a quieter, neighbourhood high street feel may evolve.

Finlayson-Highview Area

The Finlayson-Highview area provides opportunities for further small-scale retail and community uses in a pleasant environment near parks and greenways. The area is connected to high-quality mobility routes being planned and developed.

Adjacent to this area, the west side of the Cook-Finlayson intersection also provides opportunities for future retail, commercial or services. Because only one node is likely to be viable in the coming years, this plan provides flexible policies to be opportunistic depending on which location evolves first.

Community Corners

Community corners can help to fill retail and service gaps with a flexible approach that is focused on enlivening residential areas. Two corners are suggested as places to retain or expand ground-floor retail and service uses primarily as a strategy to add activity and eyes on the street at important corner locations, and anticipate the needs of future residents, pedestrians, and transit users.



Intent and Objectives

These objectives provide context and overarching guidance for the evolution of Hillside-Quadra's Small Villages and should be considered when interpreting the policies that follow.

Community Serving Businesses

Considering the current and future needs of residents in Hillside-Quadra and Oaklands areas, support the development of commercial uses in smaller and medium-sized spaces in the emerging villages and community corners to enhance access to goods and services within a 15-minute walk of home, while ensuring existing commercial areas continue to flourish.

Sustainable Mobility

While considering the diverse functions of the neighbourhood's corridors and streets, **continue to enhance the comfort and safety of pedestrians and those using mobility devices.** Support growth and change that encourages walking, cycling, transit, and shared mobility. Ensure access for deliveries, commercial uses, and those with mobility needs.

Green and Leafy Streets

With new development, ensure the maintenance and creation of a healthy tree canopy, adequate sidewalks, and in residential areas, landscaped building setbacks.

Public Space

In the designated villages and community corners, support placemaking and public realm improvements, including spaces along public sidewalks or at corners, for patios, pedestrians, and public seating.

Quality Urban Design

Seek a high-quality design in new buildings and public spaces, with sensitive transition to surrounding lower scale housing, guided by the Village Design and Built Form section of this plan.

Housing Choice and Livability

Create opportunities to add a mix of housing near the evolving villages and the corridors that connect them to support people of different incomes, lifestyles, and household types. Prioritize livability in development and building design.



Policies

Hillside-Quadra's network of small villages and community corners reinforces Quadra Village to support the evolution of a 15-minute community.

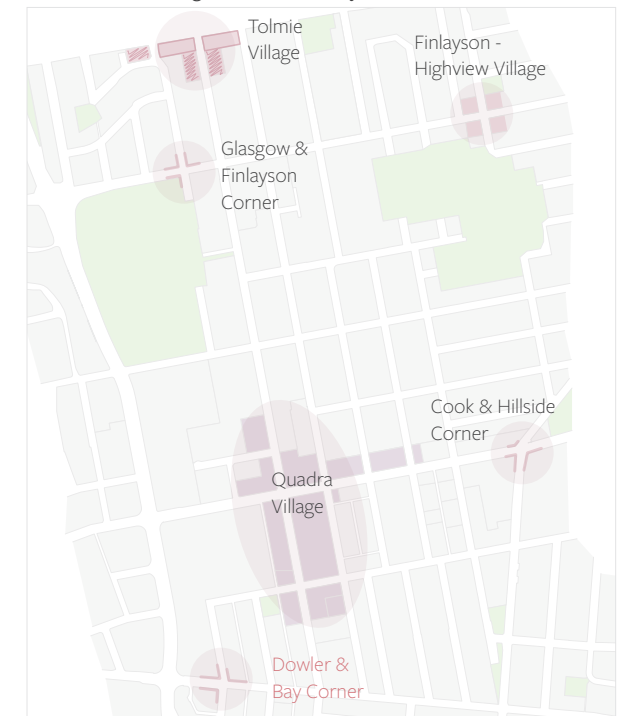
All Small Villages and Community Corners

3.1 Seek Space for Pedestrians: Secure public rights-of-way through development to facilitate wider sidewalks, boulevards and street trees throughout the village, with a focus on Quadra Street and Hillside Avenue. Where feasible and consistent with City policies, encourage undergrounding of utilities for an improved public realm.

3.2 Rethink the Curb: Consider alternative approaches to commercial and residential parking in and near the village that support residents, businesses, and public space needs, per the objectives and policies in the Mobility section of this plan.

3.3 Consideration of Context: The form and scale of new development is dependent upon site size, orientation, and context. Achievable densities may be limited by the ability to adhere to good urban design principles, consistent with the City's design guidance, and to be responsive to the existing and envisioned context of the surrounding area. See Village Design and Built Form section.

Hillside-Quadra Villages and Community Corners

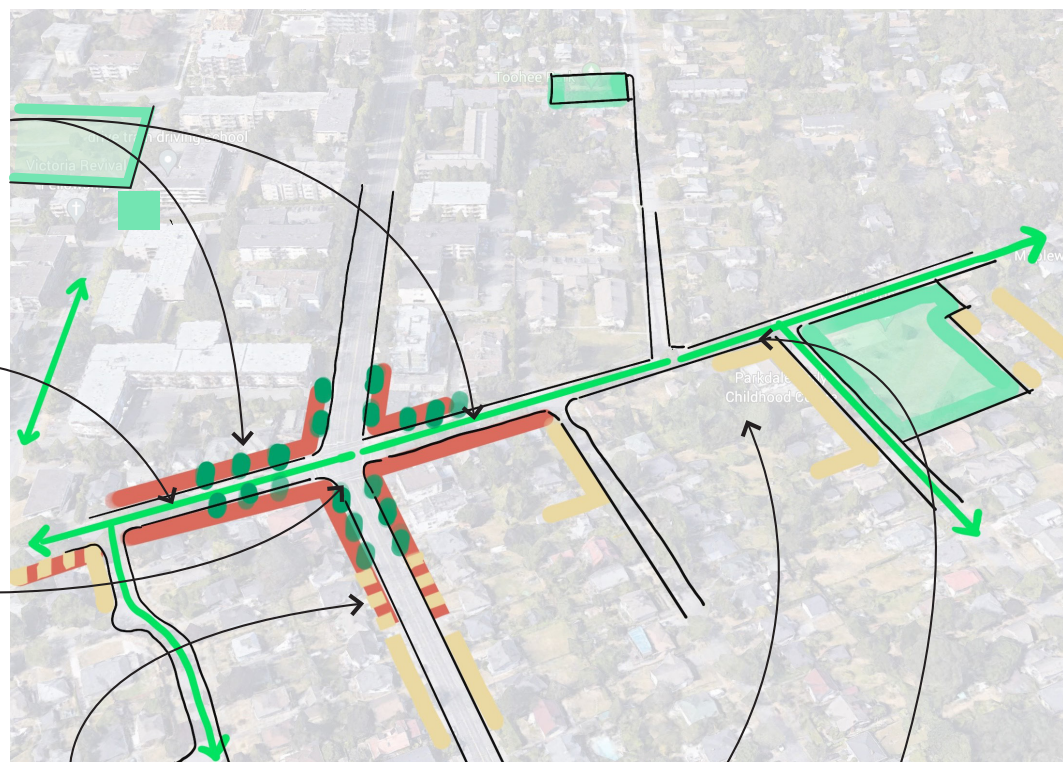


Tolmie Village Directions

Support the creation of a village “Main Street” along Tolmie Avenue and Quadra Street, with mixed-use development, small storefronts, street trees and seating.

Support the Frequent Bus transit route along Quadra Street

Make the Quadra-Tolmie intersection more of a people place with features that create a naturally slow traffic (e.g. through gateway features, enhanced sidewalks and crossings, and public art).



Encourage new development along Quadra Street to create spaces for shops, services and patio dining, with better sidewalks and trees.

Consider additional mixed-density housing including “missing middle” housing and smaller multi-family buildings in the area near Tolmie Avenue and Jackson Park.

Complete the Graham-Vancouver bikeway and consider future enhancements to the long-term bicycle routes along Fifth Street and along Tolmie Avenue, linking the neighbourhood to the Galloping Goose Regional Trail.

Urban Villages | Small Villages and Community Corners - Policies (Tolmie Village)

Tolmie Village

3.4 Envision an Expanded Tolmie Village:

Support the evolution of the Tolmie Village into a high street with a mix of smaller footprint shops and services, housing, and human-scale streetscapes that feature trees, enhanced sidewalks, and patio seating. Seek the evolution of the village along Quadra Street and along the blocks of Tolmie Avenue adjacent to Quadra Street, where a quieter, neighbourhood high street feel may evolve (see the Tolmie Village Diagram on page 49).

3.5 Redevelopment: Within the Tolmie Small Urban Village, consider *new primarily mixed use development consistent with City policies*. Scale and built form should be generally guided by the OCP Small Urban Village Designation and take into consideration the existing and envisioned context of the surrounding area (see policy 3.3).

3.6 Redevelopment with Public Benefit:

Consider *increased density*, where public benefit is provided consistent with the objectives of this plan and City policies, as follows:

3.13.2 Along Tolmie Avenue, consider approximately 2.0:1 Floor Space Ratio.

3.13.1 Along Quadra Street, consider approximately 2.5:1 Floor Space Ratio.

3.7 Reflect Existing Pattern: Encourage small format ground floor uses to better support a diversity of local businesses and to maintain the existing pattern of smaller shop fronts with commercial, service, or arts and maker spaces on the ground floor that support both local and destination customers and enliven the area.



Conceptual view of an expanded Tolmie Village illustrates the type of redevelopment that could accommodate medium scale retail and provide improvements to the public realm, such as a gateway to the neighbourhood, pockets of green space and public seating.

3.8 Tolmie High Street - Commercial

Required: Consider the following strategies for the “Commercial-Required Area” identified on Map 5 (generally along Tolmie Avenue between Glasgow Street and Fifth Street, and along Quadra Street for approximately 50 metres south of Tolmie Avenue):

3.8.1 Support mixed-use development for this area with publicly-oriented ground floor commercial uses that provide amenities and services for surrounding areas.

3.8.2 Encourage local-serving businesses and a diversity of services that meet daily needs, by providing smaller commercial spaces along with space sufficient medium-scale retail to serve the surrounding area, but is not a regional destination.

3.9 Around the Village - Commercial

Desired: Consider the following strategies for the “Commercial-Desired Area” identified on Map 5 (generally along Quadra Street, south of the Commercial Required areas, as well as along Tolmie Avenue between Yew Street and Glasgow Street):

3.9.1 Support mixed-use development for this area with publicly-oriented active ground floor commercial uses or ground floor residential use with “doors on the street” and functions that enliven the area (including community gathering spaces, shared laundry, bike storage, and other on-site amenities that activate the frontage).

3.9.2 Consider developments that build ground floor space appropriate for future commercial uses but allow residential occupancy in the interim, *if there is not sufficient demand for retail at the time.*

3.10 Creating a Sense of Place: Consider improvements on Quadra Street that enhance pedestrian comfort and safety and create a sense of destination that signals to drivers to slow down, including through banners, gateway features, pavement treatment, public art, pedestrian-scale lighting, street trees, and the design of new buildings and streetscapes (see Placemaking and Mobility sections).

Map 5: Tolmie Village



Urban Villages | Small Villages and Community Corners - Policies (Northeast Village Areas)

Future Northeast Village Areas

This Plan recognizes the need for additional village amenities and services to meet the needs of some residential areas. The policies that follow promote a responsive and flexible approach to encourage commercial space and the evolution of a complete small village in the northeast area of Hillside-Quadra, without being overly prescriptive regarding the location.

3.11 Potential Activity Along the Finlayson Corridor: Reflecting the desire for complete, walkable communities in the northern portion of the community, consider local commercial and community serving uses in the ground floor of new housing developments along the stretch of the corridor from Mayfair Town Centre to Cook Street, where opportunities arise (see Policy 6.8).

3.16 Encourage Community Serving Uses: Consider community-serving uses, including social enterprises, childcare, and small-scale food service or other businesses, along the Finlayson Street corridor between Cook Street and Quadra Street.

3.17 Support Placemaking in the Area: Support the creation of a smaller public gathering space in the vicinity of Highview Street and Finlayson Street through placemaking projects.



Urban Villages | Small Villages and Community Corners - Policies (Northeast Village Areas)

3.12 Envision a Finlayson-Highview Village:

Support the evolution of the area around Finlayson Street and Highview Street, shown on Map 6, into a Small Urban Village. **Provide flexibility in how the village evolves to be a local serving node**, as described in the following policies.

3.13 Redevelopment: Within the Finlayson-Highview Small Urban Village, consider **new primarily mixed use development consistent with City policies**. Scale and built form should be generally guided by the OCP Small Urban Village Designation and take into consideration the existing and envisioned context of the surrounding area (see policy 3.3).

3.14 Redevelopment with Public Benefit:

Consider **increased density**, where public benefit is provided consistent with the objectives of this plan and City policies.

3.15 Commercial-Required First: Consider the following strategies for flexibility in meeting community needs and desires:

3.15.1 Support mixed-use development with publicly-oriented ground floor commercial, services, artisan production, or live-work uses that provide amenities and services for the surrounding areas.

3.15.2 Encourage local-serving businesses and a diversity of services that meet daily needs through smaller commercial spaces.

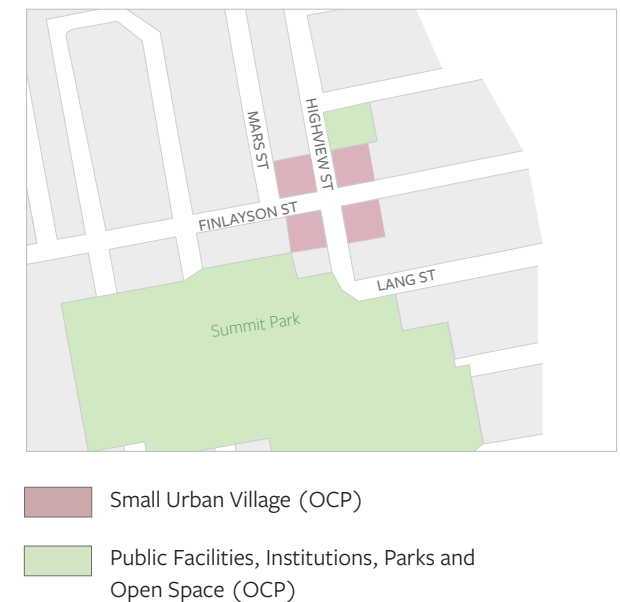
3.15.4. Provide public amenities such as seating areas near the Highview and Finlayson corners to enliven the area.

3.15.3 If the local market for commercial space has already been met elsewhere on the Finlayson Corridor, this area may be considered for alternative publicly-oriented active ground floor uses that provide flexibility to accommodate residential, commercial, artisan production or local services over time. These spaces are encouraged to be designed with ground-floor features that enliven the adjacent public realm (e.g., outdoor seating or patios, visible common spaces, artisan work areas, gardens).

3.18 Retain Historic Character Shop

Building: Encourage the retention and continued use of the character house at 1302 Finlayson Street for commercial, artisan production or public purposes.

Map 6: Finlayson-Highview Village



3.15 Potential Activity at Cook and Finlayson:

Finlayson: If redevelopment is proposed at the intersection of Cook Street and Finlayson Street prior to development of a small village or retail activity elsewhere on the Finlayson Corridor, consider the following commercial-desired strategies along the half-block of Finlayson Street west of the Finlayson-Cook intersection:

3.15.1 Support mixed-use developments that build ground floor space appropriate for future commercial uses (e.g. shops, services, artisan production) but allow residential occupancy in the interim. These spaces are encouraged to be designed with ground-floor features that enliven the adjacent public realm (e.g., outdoor seating or patios, visible common spaces, artisan work areas, gardens).

3.15.3 If the local market for commercial space has already been met elsewhere in the Finlayson Corridor area, this area may be considered for purely residential uses.

Community Corners

3.19 Quadra-Finlayson Corner: At the corners of Quadra Street and Finlayson Street, added ground-floor commercial options can help enliven a corner that already contains a school and service station.

3.20 Hillside-Cook Corner: At Hillside Avenue and Cook Street, ground-floor commercial opportunities are meant to complement the live-work space being built on the southeast corner and create a sense of place and eyes on the street at this intersection.

3.21 Dowler-Bay Corner: At the northwest, southwest, and southeast corners of Dowler Street and Bay Street, ground-floor commercial opportunities are meant to complement the existing commercial uses, create a sense of place, and eyes on the street along a neighbourhood connector.

Map 7: Hillside-Quadra Community Corners



Urban Villages | Small Villages and Community Corners - Policies (Community Corners)

3.22 Commercial Desired Corners: Consider redevelopment consistent with the forms and densities of the *Official Community Plan* Urban Residential designation and the following commercial desired strategies for both the Quadra-Finlayson and Hillside-Cook Corners:

3.22.1 Support mixed-use developments that build ground floor space appropriate for future commercial uses (e.g. shops, services, artisan production) but allow residential occupancy in the interim. These spaces are encouraged to be designed with ground-floor features that enliven the adjacent public realm (e.g., outdoor seating or patios, visible common spaces, artisan work areas, gardens).

3.22.2 Consider buildings with smaller commercial spaces directed to the corner (e.g., a single commercial unit).

3.21.3 Consider developments that build ground floor space appropriate for future commercial uses but allow residential occupancy in the interim.

3.22 Preserve Heritage at 3107 Quadra: Encourage the conservation and retention of the heritage-registered building at 3107 Quadra Street, **including through adaptive reuse.**

3.23 Preserve Rental Buildings: Encourage the retention of existing purpose-built rental apartment buildings in and near community corners, consistent with City policies.



Future Urban Villages

2.1 Future Hillside-Quadra and Oaklands

Related Villages: Continue to explore opportunities for emerging small villages and community corners that serve both the Hillside-Quadra and Oaklands Neighbourhoods through future local area planning processes, including:

- At Cedar Hill Road and Hillside Avenue.
- Emerging Gosworth Village near the Gosworth-Cedar Hill area.

4. Design and Built Form

About

The City of Victoria aspires to maintain and enhance a high quality built environment that reflects the unique character and identity of the community. Like all municipalities subject to the British Columbia Local Government Act, Victoria has some tools to guide a high quality built form, including the Zoning Bylaw and Development Permit Area design guidelines for the form and character of commercial, industrial and multi-family development, and their relationship to the public realm and surrounding neighbourhood.

Design Considerations in Hillside-Quadra Villages

Quadra Village has cohesive design and public realm, largely due to a streetscape improvement project in 1996, with planted medians (interrupted by turning lanes), street trees, pedestrian scale lighting and banners, and gateway features.

The fine-grained fabric of the buildings along the west side of the street is one of the village's defining characteristics and has enabled the diversity of shops and businesses that is highly appreciated. Informal pedestrian passthroughs provide some east-west connectivity, but they are mostly unmarked and unsecured (e.g., walking through parking lots). Sidewalks are narrow and crossings are infrequent given the level of activity, but there is a strong tree canopy and intermittent on street parking which increase levels of pedestrian comfort. There are limited curb cuts on the west side of the street, with two parking areas in front of buildings.

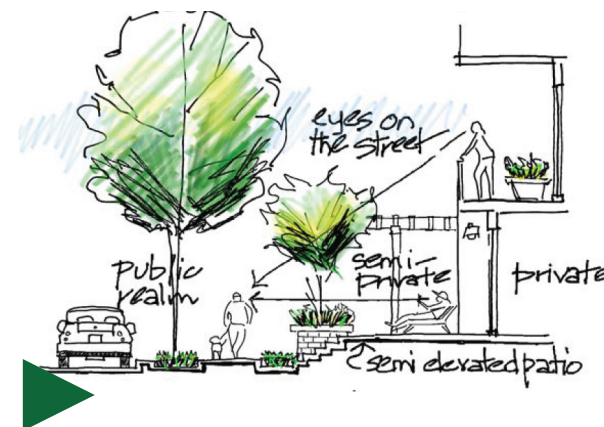
On the west side of Quadra Street in particular, buildings are built near the property line, with modest variable setbacks accommodating pedestrian activity, frequent storefronts, entries, and large areas of windows that establish a coherent urban village pattern. Buildings range from a single



Urban Villages | Design and Built Form

storey to four storeys. On the east side of the street, high amounts of surface parking contribute to a less cohesive feel while supporting a range of activity and creating informal pedestrian connections. While there is a coherent building form in parts of the village, there is no coherent architectural style to the village, which evolved over time primarily in the post-World War II era.

Outside of the Village, the Quadra Street Corridor has a mix of building forms and several heritage assets, mostly in the southern portion of the corridor in North Park. North of Bay Street, outside of the Village, there are a mix of single-family and apartment forms and emerging villages and commercial corners.



How Design Guidelines Work

Development Permit Areas (DPAs), and related guidelines, are a tool that help the City shape the form and character of new development and encourage best practices in building design. Guidelines help to implement the policies in this and other relevant plans.

Applicants must apply for a Development Permit and meet the relevant guidelines for a property within a DPA prior to developing or altering buildings. This permit is distinct from a building permit that would also be required at a later stage in the process.

Intent and Objectives

These objectives provide context and overarching themes for built form design in Hillside-Quadra's villages. Design regulation and guidance is provided in zoning bylaws and design guidelines.

Great Streets

Design, locate and shape buildings to create sunny, welcoming and walkable public streets with space for pedestrians, patio seating and greenery emphasizing Quadra St and Hillside Avenue as the core retail and pedestrian spines.

Human Scale

Design buildings and open spaces to create visual interest, diversity and identity when approached by pedestrians.

Community Identity

Encourage new developments and investments in the public realm to reflect the Community Identity features on page 10 of this plan.

Livability

Ensure homes of all types have sufficient access to sunlight, air, privacy, open spaces, and other amenities that support livability, with special consideration for buildings along busy arterial streets.

Neighbourliness

Ensure new buildings are good neighbours within the street and neighbourhood and to existing and future buildings next door.

Urban Forest

Support a healthy, mature, and continuous tree canopy along all streets with a priority for key gathering spaces, pedestrian routes, connections to parks and other greenspaces, and the maintenance and establishment of mature tree canopy along Bay Street.

Sustainable Mobility

Integrate support for sustainable mobility options (walking, cycling, transit, shared vehicles, and reduced on-site parking) into building and public space design. Support the evolution of future Frequent Transit bus service and high quality pedestrian space on Bay Street.

Incorporate Public Spaces

Create joyful and welcoming public spaces for everyday use and community celebration, incorporating public seating and gathering areas appropriate to the scale of urban villages and commercial corners.

Create a series of interconnected, accessible public spaces of different sizes designed to welcome diverse use, both everyday and for smaller and larger events, in three or four seasons. (See Public Space and Placemaking Chapter for more.)

Urban Villages | Design and Built Form

Design Guidance

Village Design Guidance

Design guidance for built form in all urban villages is provided in design guidelines associated with relevant Development Permit Areas in the Official Community Plan.

Public realm design guidance will be provided in an Urban Villages Public Realm and Streetscape strategy.



Relevant Design Guidelines

General Urban Design Guidelines
(2022).

Public Space and Placemaking

Public spaces provide opportunities for daily gathering and community celebration. Placemaking helps to shape public spaces with meaning, identity and a sense of shared value, strengthening the connection between people and the places they share.

This plan seeks to highlight opportunities for creative, collaborative placemaking to enhance or develop places for gathering.

- ▶ **Support placemaking initiatives that reflect the community's past, present, and desired identity as reflected in this plan's **Community Identity** (page 12).**
- ▶ **Support placemaking and the development of public space in areas where people naturally gather.**
- ▶ **Encourage placemaking that supports local artists, creators, and entrepreneurs.**



Relevant Policies and Bylaws

Official Community Plan
Urban Forest Master Plan
Placemaking Toolkit

5. Public Space and Placemaking

About

The City of Victoria encourages the community to utilize public areas for placemaking. Streets, alleyways, sidewalks, boulevards, parking areas all can serve as a canvas for creating new public spaces. The City's Placemaking Toolkit provides direction, guidelines, and support for realizing placemaking opportunities. Community-led Action is a way for the community to come together and create strategic directions for placemaking opportunities and other issues of community importance.



Hillside-Quadra Public Space Considerations

The *Official Community Plan* outlines the desired aspects for the public realm in a Large Urban Village, including tree-lined streets with wide sidewalks, seating, and a central gathering space or plaza. Quadra Village has some of these elements, but others (including a central gather space) are desired in and near the Village.

Programming parks and open spaces, including both for one-time events, like festivals and markets, and more permanent fixtures, like benches and tables can be supported by the City through permits, grants, and coordination.



Placemaking in Hillside-Quadra

Placemaking is a collaborative process where people work together to create vibrant public spaces that contribute to people's health, happiness, and well-being.

The City has a *Placemaking Toolkit* that helps to bring people together to enhance their neighbourhood, with a grassroots focus, supported through City programs and grants. Key ideas for placemaking are noted here, but others may be identified outside of this plan, including [Neighbourhood Led Action Planning](#), or through individual or collective organization.

Public Space and Placemaking

Intent and Objectives

These objectives provide context and overarching guidance for public space and placemaking in Hillside-Quadra when interpreting the policies that follow.

Identity

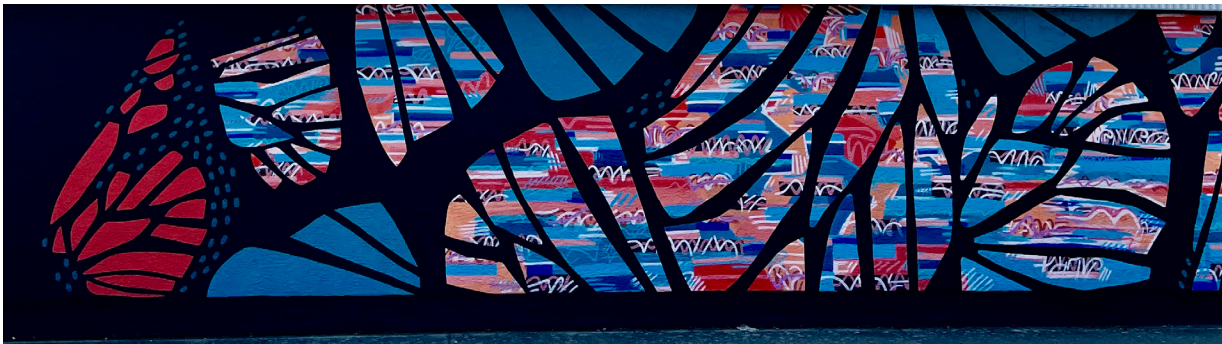
Create a series of welcoming, diverse and inclusive public spaces that support community gathering, celebrate creativity, reflect the community's identity, and adapt to its changing needs over time.

Public Spaces

Create joyful and welcoming public spaces for everyday use and community celebration, incorporating public seating and gathering areas appropriate to the scale of urban villages and commercial corners.

Incremental and Flexible Improvement

Pilot new public space ideas through placemaking in the public realm and/or on private lands. Successful ideas may evolve to become more permanent features for public gathering and enjoyment in the future.



Public Space and Placemaking Policies

The policies noted here include ideas to enhance public spaces to improve the everyday lives of residents and visitors. Other ideas may emerge over time.

Public Space

5.1 Parks and Open Spaces: See the Parks, Facilities and Community Assets chapter for objectives and policies related to parks and open green spaces.

5.2 Placemaking Locations: Consider community-initiated placemaking opportunities through City and community programs, including but not limited to:

- Kings Road west of Quadra Street (see Quadra West section).
- Locations along the Graham Street bikeway.
- The north side of Kings Road east of Quadra Street, directly south of Fairway Market (this area currently lacks “eyes on the street” and presents opportunities to activate the space, either in the public realm or in partnership with adjacent landowners).
- In conjunction with private property owners, at the Fairway Market site to create an outdoor seating / dining opportunity and enhance pedestrian comfort.
- In conjunction with the School District, the lands at the Warehouse School at 2549 Quadra Street and at the S.J. Willis school site.
- Locations along Fifth Street adjacent to the Fairway site.
- Locations along Fifth Street from Quadra Village northwards towards Quadra Elementary School.
- Near the corner of Finlayson and Highview Street and/or Highview and Lang Street to create opportunities for community gathering.

5.3 Formalizing Placemaking Pilots:

Consider options for more permanent



Public Space and Placemaking - Policies

public spaces and features, through future capital spending, frontage works by new development, amenity contributions or grants, especially in locations where temporary placemaking has been successful.

5.4 Kings Road: Maintain the Kings Road-Quadra Street intersection as a heart of the village, integrating a unique pavement design and seek to integrate current and future public spaces in the area, including Wark Street Commons, the AAA bicycle facility, and space at 950 Kings; consider adding kiosks to support activity and entrepreneurship along the road.

5.5 Tolmie Village: At Quadra Street at Tolmie Avenue, identify improvements within and adjacent to the right-of-way that help create a sense of place and image for a growing small urban village, enhance pedestrian comfort, and influence drivers to slow down and be more aware of their surroundings.

5.6 Small Urban Villages and Commercial Corners: Seek to establish a sense of place in these areas, including through:

- Setbacks for patio seating and other outdoor activity.

- Features in the right-of-way, such as pedestrian-style lighting, planters, and bicycle parking.
- Small public seating and gathering areas appropriate to the scale of the area, including temporary elements in both public and private spaces.

5.7 Accessible Public Space: In the design of public spaces:

- Integrate accessibility principles for all users, including those with different abilities, and to provide a range of spaces and activities for people of different ages, incomes, and interests.
- Include seating and picnic areas in public spaces that welcome both business customers and the general public.
- Design for three- or four-season enjoyment, considering shelter from rain, sun, and wind at different seasons.
- Accommodate small and pop-up events as well as larger community celebrations.
- Include landscaping, canopy trees, and interactive elements in public spaces.



Public Space and Placemaking - Policies

5.8 Future Placemaking: The community may identify or implement additional placemaking through future processes, like a Community-led Action Guide, local area planning, or individual or collective initiatives, supported by City programs and grants.



Housing

Housing shapes the neighbourhood, the city, and people's daily lives. The diversity of housing types and tenures influences who can live in an area and contributes to the community's identity.

Where new housing is located, how it is designed, and policies that regulate and support its development all influence community and individual well-being, as well as our collective ability to meet sustainability objectives.

This plan seeks to make room for new and diverse housing options that reflect Hillside-Quadra's identity and meet current and future needs.



▶ **Encourage housing that is diverse in size, tenure, and form to support diverse populations.**

▶ **Encourage housing that is designed to be livable and complements its surroundings.**

▶ **Enable housing forms and scales that can support diverse tenures.**

Relevant Policies and Bylaws

Official Community Plan

Inclusionary Housing and
Community Amenity Policy

Victoria Housing Strategy

Design Guidelines (Development
Permit Areas)

Zoning Bylaw

Housing

Intent and Objectives

These objectives provide context and overarching guidance for housing when interpreting the policies that follow.

Diverse, Sustainable Locations

Support multi-family, rental, and affordable housing in all of Victoria's neighbourhoods.

Support rental as well as strata housing in a variety of locations, not just on busy street corridors, but in quieter locations, to support varied needs, lifestyles, and preferences.

Make room for housing that is proximate to Downtown, urban villages, and sustainable transportation corridors with access to shops, services, amenities, parks, and open spaces to enhance livability and support Victoria's greenhouse gas emissions reduction targets.

Diversity in Form and Tenure

Support the creation of varied tenure options including rental housing. Support the inclusion of homes of various sizes for different household types.

Preserving Affordable Housing

Provide opportunities to meet Victoria's housing needs while minimizing displacement of existing purpose-built rental housing.

Making Room for More Affordability

Support the creation of below-market and non-market housing. Provide diverse mobility options and opportunities for people to choose car-light lifestyles, improving environmental outcomes for the community and reducing the Housing + Transportation cost burden for the household.

Complement Ground-Oriented Forms and Heritage Features

Complement ground-oriented housing, including anticipated missing middle forms, existing lower scale residential, and heritage assets, with diverse forms and tenures of new housing that emphasize high-quality design, livability, and neighbourliness.



Housing

6. Housing and Residential Areas

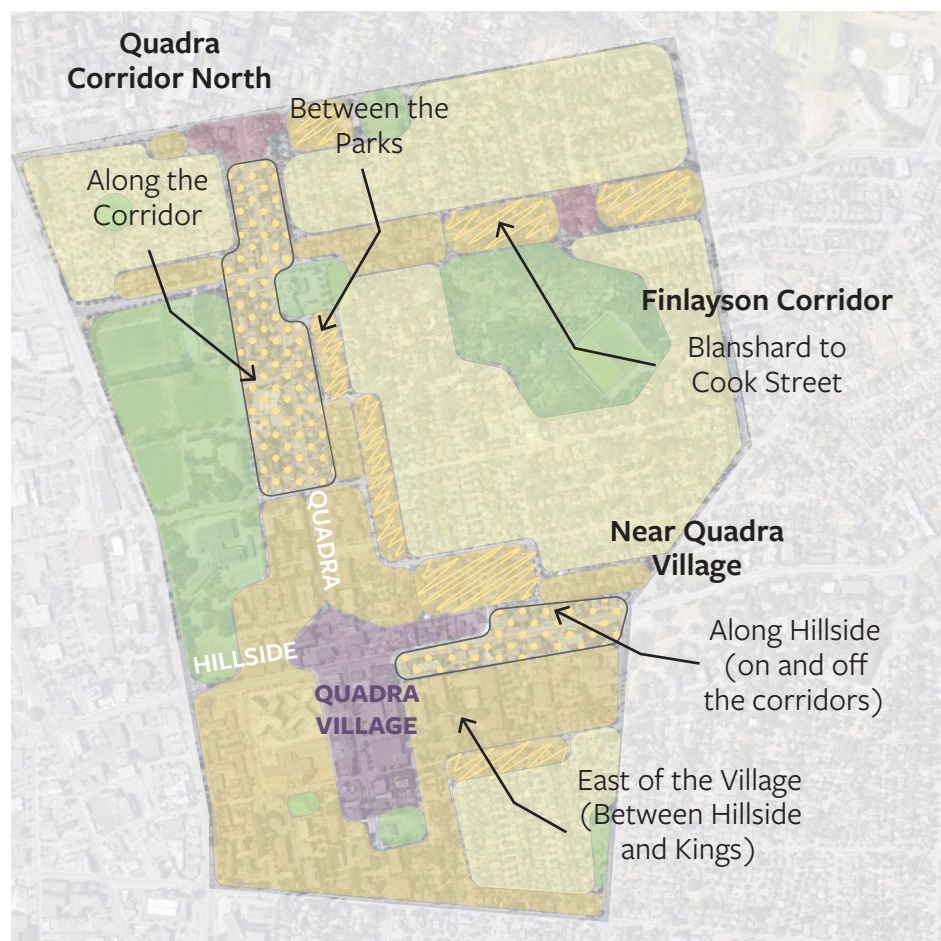
This plan identifies areas to make room for new multi-unit housing, like apartments and condos while keeping a diversity of options through the community and maintaining the residential feel and heritage character.

Near Quadra Village

Areas around Quadra Village have a mix of Urban Place Designations, including Housing Opportunity (mostly along the Hillside and Quadra Corridors), Urban Residential, and Mixed Residential. This mix of designations was established with the intent to preserve affordable residential rental and commercial buildings in and near the village, while making room for a diversity of housing options - including affordable rental - close to amenities, services, and sustainable transportation options.

Properties in these area have a range of lot sizes and development types that could support multi-family housing. The area has many desirable attributes to support new housing:

- Walkable access to shopping, services, and employment in Quadra Village and a short bus ride or 15-to-20-minute walk to the Downtown Core.



Hillside-Quadra Housing and Residential Areas

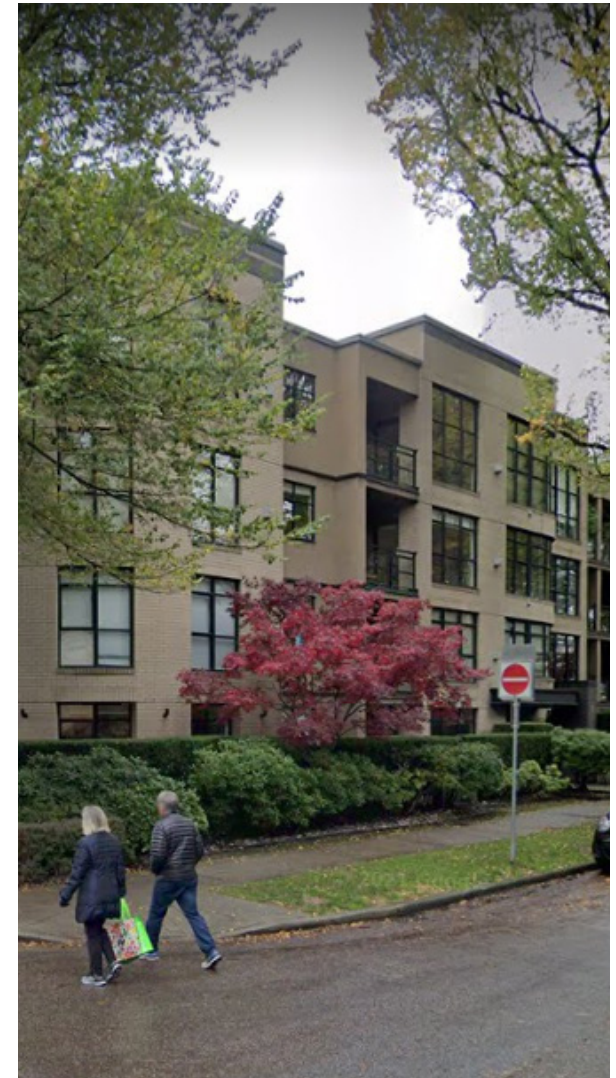
Housing | Housing and Residential Areas

- Good mobility options, including the All Ages and Abilities (AAA) bicycle network, and current and future Frequent Transit bus service.
- Several parks within walking distance, and planned enhancement of public green spaces nearby.
- Proximity to current and future amenities, like Crystal Pool and community centres.
- Added population can boost the success of local businesses in Quadra Village and support transit investments.
- Places for multi-family housing options that are not located on busy transportation corridors, yet still have access to transit and urban villages.
- Opportunities to transform busy corridors through redevelopment.
- Opportunities to create a mix of market rental and strata, as well as affordable, contributing to the diversity of the community.

East of the Village: This area provides opportunities for diverse housing choices in a quieter residential area that still has excellent access to Quadra Village and sustainable transportation options.

Opportunities for off-corridor multi-family housing (on quieter neighbourhood streets) is strongly desired, particularly as an option for renters.

Parts of the area are designated Mixed Residential, while some are designated Urban Residential because the lots can support high-quality multi-family housing at slightly larger scales while maintaining good transitions to surrounding buildings (due to presence of laneways, frontages on two streets, lot sizes and/or slopes).



Housing | Housing and Residential Areas

Along the Hillside Corridor: There is currently a mix of smaller and larger multi-unit buildings and single-storey commercial buildings along Hillside Avenue, within the Quadra Village designation. To the north is primarily single-detached homes and religious establishments.

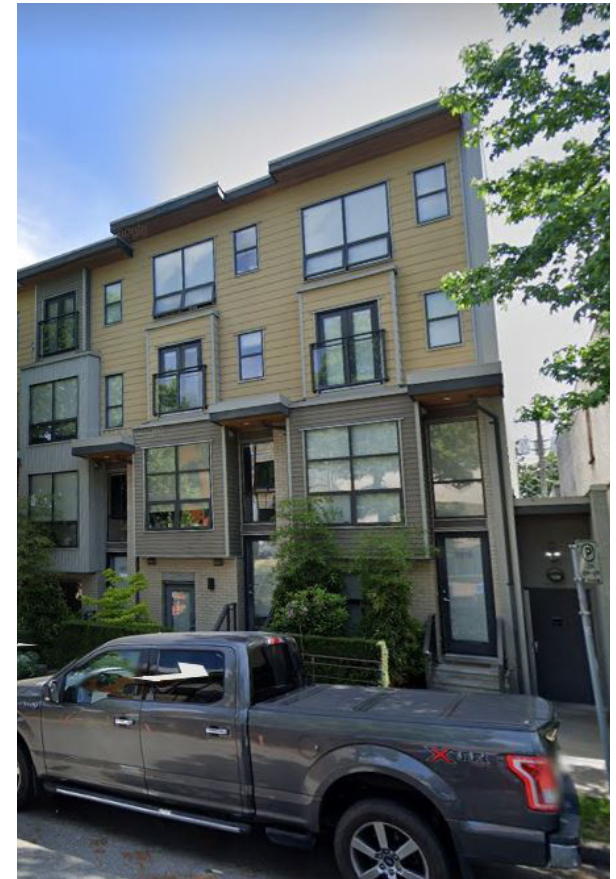
Lots along Hillside Avenue vary in depth in depth and redevelopment in some areas could be challenging due to the shallow nature of these lots, combined with the desired additional right-of-way desired for Hillside Avenue.

At the same time, this area presents the opportunity to transform the corridor as a place for people by widening sidewalks and supporting street trees, and supporting housing proximate to transit. The diverse lot sizes and shapes mean that contiguous redevelopment at larger scales is unlikely, but the Housing Opportunity and Urban Residential Designations make room where there is potential on individual sites or through site assembly, while providing space to transition to lower density Urban Place Designations.

North of Hillside Corridor: The areas north of Hillside Avenue are a short walk from Quadra Village, with its mix of shopping and services.

The area also benefits from mobility options and parks noted above, in addition to two large parks nearby (Topaz Park and Summit Park) that provide a combination of natural area and diverse activities.

This area is largely designated Mixed Residential which is supportive of lower scale multi-family forms that can help to realize a range of housing options. New developments are envisioned to be designed in a manner that can co-exist with other ground-oriented housing, including houses with heritage merit, considering impacts like shadowing and maintaining a cohesive rhythm to the streetscape. Buildings are intended to be diverse in form to achieve a variety of housing options.



Quadra Corridor North

Between the Parks: The area from Glasgow Street to 5th Street has a diversity of attributes that could support new housing over time, with good access to mobility, services, and green spaces including Topaz and Summit parks.

It offers opportunities for housing both proximate to the frequent bus service along the Quadra Corridor and nearby on quieter residential areas.

Deeper lots on Quadra Street (40m) can accommodate a variety of built forms, including courtyard housing or buildings with generous setbacks that provide for more livability along a busier street.

Much of the area slopes gently upwards toward the north, making transitions to adjacent development easier.

New development along Quadra Street can help establish separated sidewalks and landscaped boulevards supporting street trees.

A mix of Housing Opportunity, Urban Residential, and Mixed Density are identified for this area **based on varying lot and contextural conditions**.

Along the Corridor from Finlayson to

Tolmie: The upper stretch of Quadra Street between Finlayson Street and Tolmie Avenue has several attributes that make it a desirable location for new multi-family housing. It is supported by nearby frequent transit bus service and AAA cycling routes and in addition, Tolmie Avenue is identified as a long-term bicycle route linking to the Galloping Goose.

While less proximate Quadra Village (a 10-to-15-minute walk south), the envisioned expansion of the Tolmie at Quadra

Village supports evolution of a 15-minute neighbourhood. Thrifty plaza in Saanich lies approximately 7-to-10-minute walk to the north, and additional services can be found on Douglas Street.

Lots on the east side of Quadra Street are **designated Housing Opportunity** in particular, because they are over 40m deep, present opportunities for flexible design approaches including courtyard forms or buildings with more generous setbacks, that can provide enhanced livability.



Concept of new housing along the corridor that provides public realm improvements, like street trees, incorporates livable design oriented away from the corridor, and transitions to the surrounding community.

Finlayson Corridor

Blanshard Street to Cook Street: Finlayson street provides opportunities to allow for expanded housing choice in both Mixed Residential and Urban Residential forms, with some access to mobility options and parks for residents. Areas closer to Quadra Street have greater access to transit, active transportation and services than do areas further east.

Neither Finlayson Street nor Cook Street are currently categorized as Frequent Transit Network, although both host local bus routes and the City of Victoria has identified both routes for potential future frequent service.

Finlayson Street is a pleasant tree-lined street with median landscape islands, and bicycle lanes; additional marked pedestrian crossings are desired. While vehicle volume does not exceed that expected for a minor arterial, delays occur during rush hours as it is one of the few uninterrupted east-west vehicle corridors in the area.

Parts of the area are more than a 15-minute walk from Quadra Village or other shopping and services, however, envisioned smaller villages and community corners would add walkable options.

Village Mixed Use

Urban villages will support additional housing in good locations by including residential uses above commercial uses in village areas.

All of Hillside-Quadra's urban villages support commercial - residential mixed uses. To further support opportunities to increase housing supply, some village areas will consider solely residential redevelopment with alternative active ground floor uses where a commercial use may not be viable at the time.

Traditional (Ground-oriented) Areas

The City's *Official Community Plan* identifies Traditional (Ground-oriented) Residential areas that are supportive of a diversity of lower scale forms, including single-detached homes (with or without suites) and duplexes, as well as lower scale forms that can accommodate more units, like houseplexes, townhouses, and low-rise apartment buildings.

These forms of housing are an important part of the city's housing stock, particularly those that can offer more units in a form that complements its surroundings and offers a diversity of housing options. At the time this plan was developed, the City was undertaking a Missing Middle Housing Initiative to encourage these forms throughout the city.



Meeting Housing Needs in Hillside-Quadra

The development and design of new housing is guided by several city initiatives. The *Victoria Housing Strategy* identifies actions to support better family-friendly housing, accessible and adaptable housing, and affordable housing. These actions will be realized throughout the city, including in Hillside-Quadra, through city-wide regulatory tools and policies that exist or are planned.

This plan and the OCP help to provide the foundation for those actions to be realized by making room for the housing needed today and over the coming decades.

Housing | Housing and Residential Areas

Policies

The City's *Official Community Plan* defines the Urban Place Designations that guide future housing development. The policies in this plan **are provided for reference and, in some cases,** additional guidance.

Considerations for All Housing Areas

6.1 Consideration of Context: The appropriate form and scale of new housing is dependent upon the site size, orientation, and context. Achievable densities may be limited by the ability to adhere to good urban design principles, consistent with the City's design guidance, and the ability to be responsive to the existing and envisioned context of the surrounding area. See Housing Design section for more.

6.2 Application of City-wide Policies: All relevant City policies and regulations, including policies for rental housing, tenant protections, inclusionary housing and community amenity contributions, energy efficiency and green building, urban forest, and heritage, continue to apply in these areas.

6.3 Heritage Retention and Reuse: Wherever possible, heritage register buildings should be retained and reused as part of any rezoning that adds density. Encourage the retention and continued use of buildings with heritage merit (such as those identified on heritage walking tours or heritage surveys), including through conservation and adaptive reuse that adds housing.

6.4 Heritage Advancement: Heritage surveys, heritage registration and designation, and consideration of Heritage Conservation Areas where merited are encouraged to advance the City's heritage objectives, and to support the retention of local heritage assets and complementary design approaches in new builds.



Heritage conservation areas (HCAs) are districts with special heritage value. They enable the City to manage change in the area and ensure that new construction is appropriate. Learn more about how residents can nominate HCAs at victoria.ca

**Heritage
Conservation
Areas**

6.5 Interim Rental Retention Policy:

Until the *Official Community Plan* policy regarding rental retention is updated through implementation of the *Victoria Housing Strategy* (expected in 2022), any proposed rezoning that would displace existing, quality purpose-built rental units is generally discouraged, unless the proposal **provides** considerable housing benefit, including provisions for affordability and significant increase in net new, high quality rental units.

6.6 Continued Protection for Renters in

Zoning Changes: Where City-initiated zoning changes are considered to facilitate the rapid supply of rental housing, and existing rental protections may not apply, seek to mitigate displacement of residents, including through the provision of on-site affordability, right of first refusal, and other protections for existing tenants, or by focusing City-initiated changes in locations that do not have existing, secured, affordable rental housing.

6.7 Interim Family-Oriented Housing

Policy: Until a policy supporting the provision of housing for families with children at home is developed through implementation of the *Victoria Housing Strategy*, family-

oriented housing should be encouraged in any proposed development, including the provision of two- and three-bedroom units (including on more affordable lower floors and/or adjacent to on-site open spaces), ample storage space, access for strollers, and indoor and outdoor amenity spaces that can serve families and youth. Family-oriented secured rental projects are particularly encouraged in locations proximate to schools and amenities (e.g., community and recreation centres or parks and open spaces).

6.8 Commercial and Community Serving

Uses in Residential Areas: Limited local serving commercial and community services (e.g., medical offices, childcare) may be considered in primarily residential designations, including Traditional Residential, Mixed Residential, Urban Residential, and Housing Opportunity areas, where the use provides community benefit and contributes to the overall objectives of this plan and citywide objectives, like creating walkable neighbourhoods with access to goods and services.

6.9 Logical Lot Assemblies: Encourage lot assemblies that create suitable space for the envisioned scale of housing, minimize “orphaning” of smaller lots between larger ones, and, particularly along busy streets, limit the number of access driveways and interruptions to pedestrian space.



6.10 Building Forms and Site Layout

Focused on Livability: Along busier arterial corridors, building forms that maximize livability for individual units are encouraged. Depending on lot sizes and depths, this may include forms like courtyard buildings that provide multiple frontages for individual units; “T-shaped”, “L-shaped”, or “C-shaped” buildings; corner buildings oriented to side streets; buildings with greater front yard setbacks; buildings with shared rear yard green spaces; and buildings with commercial-style ground floors.

6.11 Parking Reductions and TDM: New housing, particularly rental housing, should allow for reduced parking requirements in tandem with Transportation Demand Management measures (e.g., high-quality bicycle parking, car share, or transit passes) in line with City policy, while still considering the need for accessible parking spaces for people with limited mobility.

6.12 Public Realm: Establish an accessible pedestrian network with generous, unobstructed sidewalks and safe crossings alongside landscaped boulevards that accommodate healthy mature canopy street trees.



Urban Forest

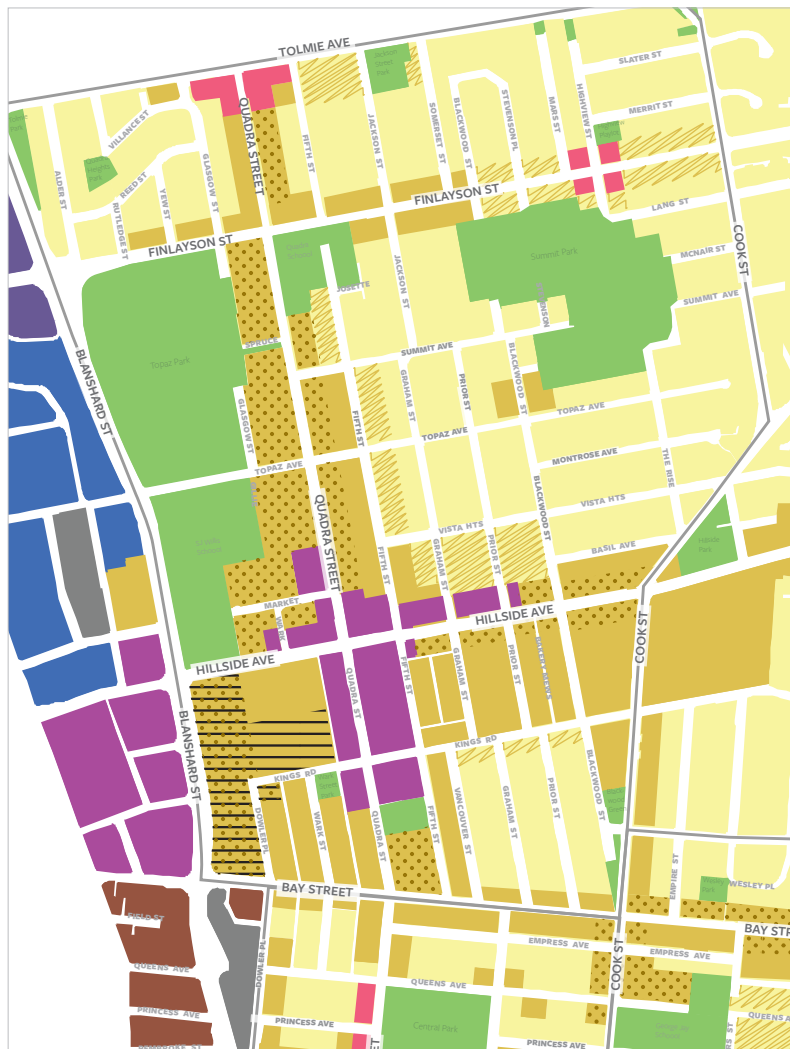
Hillside-Quadra residents desire more trees and green spaces, and would like to see existing trees protected. The City’s Tree Protection Bylaw applies to trees on private property and supports growth of the urban forest more evenly across the city.

Traditional Residential

6.13 Redevelopment: Within Traditional Residential areas, as generally shown on Map 10, consider new, primarily **ground-oriented** residential development, **consistent with the intent and guidance provided in the OCP Urban Place Designations** and related City policies, including the *Missing Middle Housing Policy* (see also policy 6.1).



Map 8: Hillside-Quadra Land Use - Residential Uses (for reference only, please see OCP)



Residential Urban Place Designations

- Traditional Residential
- Mixed Residential
- Urban Residential
- Housing Opportunity
- Special Planning Area

Please refer to the Official Community Plan for Urban Place Designation guidance.

*See also related local area plans.

Mixed Residential Areas

6.14 Intent - Space for a Diverse Mix of Housing:

Areas designated Mixed Residential are envisioned as places that can accommodate low-rise multi-unit buildings alongside ground-oriented forms, and, in some cases, provide transition to higher densities that might be found in adjacent areas. Incentives and flexibility in built form should be considered to encourage tenures beyond market strata or family-oriented housing (see policy 6.13). Notwithstanding the desire to provide a diversity of forms and tenures, new housing should still adhere to good urban design principles, consistent with the City's design guidance, and should be responsive to the existing and envisioned context of the area (see policy 6.1).

6.15 Redevelopment: Within Mixed Residential areas, as generally shown on Map 10, consider new, primarily **ground-oriented and low-rise** residential development consistent with the intent of City policies. Scale and built form should be guided by the Victoria OCP Urban Place Designations and Development Permit Area Design Guidelines. Heights and densities are dependent on site conditions and the ability to sensitively transition to the **existing and envisioned context** and mitigate impacts on adjacent properties.

6.16 Flexibility for Diverse Types and Tenures: To further support the development of diverse housing in these areas (including cooperative housing, **market** rental, non-market rental, **below-market** homeownership, or family-oriented buildings and units), consider flexibility in density and built form and/or mechanisms such as City-initiated zoning, parking reductions, and **financial incentives**, while remaining consistent with good urban design principles and responsive to the existing and envisioned context of the surrounding area.



Illustrative concepts of a Mixed Residential area, supporting a variety of housing types at compatible forms and scales.



Urban Residential

6.17 Redevelopment: Within Urban Residential areas, as generally shown on Map 10, consider new, primarily **low- to mid-rise** residential development **consistent with City policies**. **Scale and built form** should be guided by the **OCP Urban Place Designations and Development Permit Area Design Guidelines**. **Heights and densities** are dependent on site conditions and the ability to sensitively transition to the surrounding context and mitigate impacts on adjacent properties (see policy 6.1).

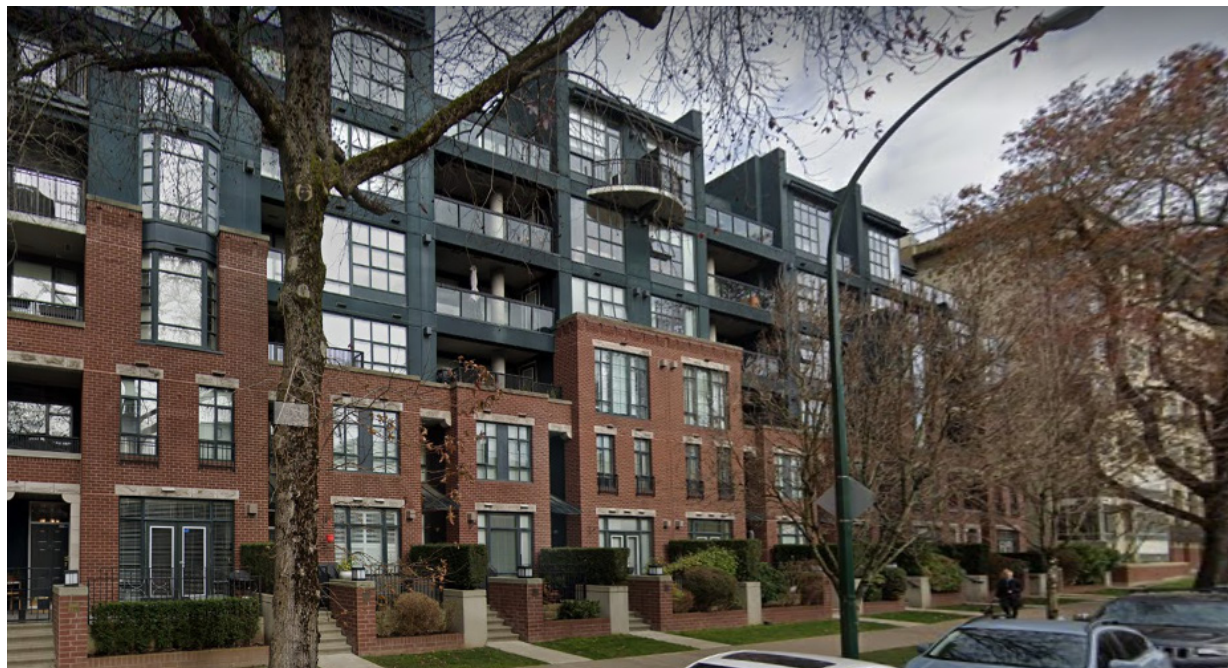
6.18 Redevelopment with Public Benefit: Within Urban Residential areas, consider **increased density**, as described in the **OCP**, where public benefit is provided consistent with the objectives of this plan and City policies, including but not limited to public amenity contributions, non-market or affordable housing, or heritage conservation.



Housing Opportunity Areas

6.19 Redevelopment: Within Housing Opportunity areas, as generally shown on Map 10, consider new, primarily **mid-rise** residential development **consistent with City policies**. Scale and built form should be guided by the OCP Urban Place Designations and Development Permit Area Design Guidelines. **Heights and densities are** dependent on site conditions and the ability to sensitively transition to the surrounding context and mitigate impacts on adjacent properties (see policy 6.1).

6.20 Space for Larger Scales with Public Benefit: Within Housing Opportunity areas, consider **increased density, as described in the OCP**, where public benefit is provided consistent with the objectives of this plan and City policies, including but not limited to public amenity contributions, non-market or affordable housing, or heritage conservation. **At the higher end of envisioned densities described in the OCP, substantial public benefit is envisioned (such as secured rental with additional amenity contribution).**



Concept of new housing along the corridor that provides public realm improvements, like street trees, incorporates livable design oriented away from the corridor, and transitions to the surrounding community.

Special Planning Areas

6.21 Quadra West Special Planning Areas

- Intent: While the underlying Urban Place Designations provide a general sense of the envisioned scale, the Special Planning Overlay recognizes the identified sites have significant redevelopment potential, unique planning requirements, and special opportunities to realize the objectives of this plan.

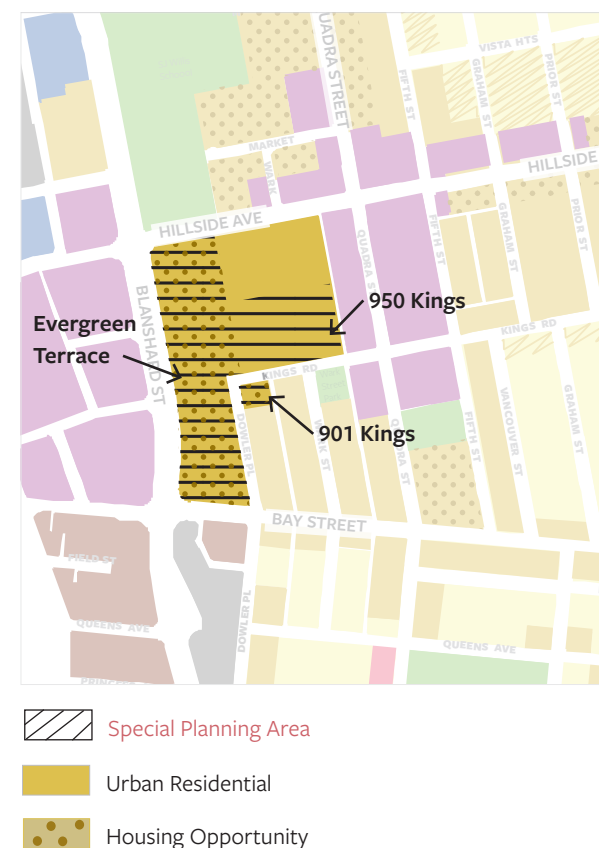
6.22 Evergreen Terrace: The Special Planning Overlay at Evergreen Terrace (see map to the right) signifies flexibility to explore a diversity of densities, built forms, and residential and community serving uses to meet the needs of residents on site, as well as the broader community.

6.22.1 Though flexible, the final uses, forms, and densities should be consistent with good urban design principles, responsive to the surrounding context, guided by community engagement, and informed by the principles established in policy 2.13 of this plan (Quadra West – Evergreen Terrace).

6.22.2 Demonstration that the principles will be considered, explored, and realized in any phased development proposal should be clearly outlined in a Master Development Agreement between the City and the property owner (see policy 2.11 of this plan).

6.23 950 Kings and 901 Kings: The Special Planning Overlay is applied to adjacent sites at 950 Kings (with an Urban Residential underlay) and 901 Kings (with a Housing Opportunity underlay) to encourage coordination and the exploration of partnerships between the three sites that may help realize community desires outlined in this plan, including the provision and thoughtful location of community green space and an expanded community centre. Please also see the principles for 950 Kings established in policy 2.10 of this plan (Quadra West – 950 Kings).

Special Planning Areas



The Evergreen Terrace site (located along Blanshard Avenue between Hillside Avenue and Bay Street), and the adjacent Quadra Village Community Centre (QVCC) site (located at 901 Kings) each have a Housing Opportunity Area designation with a Special Planning Overlay. The adjacent former Blanshard School Site (located at 950 Kings) has a designation of Urban Residential with a Special Planning Overlay.

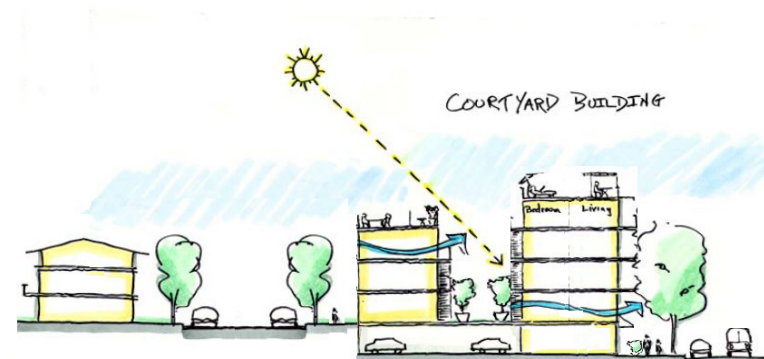
Housing

7. Housing Design

About

Similar to the community's desire to maintain and enhance a high quality built environment in villages, centres, and Downtown, there is desire for a high quality, neighbourly, and livable built form in residential areas.

The City of Victoria actions this desire through the Zoning Bylaw and Development Permit Area design guidelines for the form and character of multi-family development.



Intent and Objectives

Making Room

Make room for new multi-family housing for different incomes, household types, and lifestyles, in close walking distance to urban villages, Downtown and Frequent Transit routes, considering a diversity of locations both on- and off- of busier corridors to provide equitable choices.

Sustainable Mobility

Integrate support for sustainable mobility options into building and public space design including for walking, cycling, transit, shared mobility (like car or bike shares), electric vehicles, and reduced on-site parking.

Amenity and Diversity

Support the ability of multi-family housing to deliver both rental and strata tenure homes and to provide public amenities, affordable housing, family-sized housing, accessibility, and other benefits identified in broader City policies to support housing options for a diverse community (recognizing that no one project will address all of these objectives).

Human Scale

Design buildings and open spaces that create visual interest, diversity, and identity when approached by pedestrians.

Great Streets

Design, locate, and shape buildings to create sunny, welcoming, walkable, green and leafy public streets.

Urban Forest, Landscape and Ecology

Support a healthy, mature urban forest along streets and on private lands, and integrate sustainable landscapes and ecological services into sites (e.g., stormwater retention, climate resilience).

Energy Efficiency and Climate Change

Support built forms that allow new development to meet increasing energy efficiency requirements and design strategies such as passive house design, while continuing to meet all principles in this plan.

Livability

Ensure homes of all types have sufficient access to sunlight, air, privacy, open spaces, and other amenities that support livability, with special consideration for buildings along busy arterial streets.

Neighbourliness

Ensure new buildings are good neighbours within streets and public spaces, and transition sensitively to existing and future buildings next door.



Housing Design Guidance

Housing Design Guidance

Design guidance for **multi-unit** (apartments and condos) and **ground-oriented attached** housing is provided in **design guidelines associated with relevant Development Permit Areas in the Official Community Plan**.



Relevant Design Guidelines

General Urban Design Guidelines (2022).

Ground-oriented, attached, or missing middle housing design guidance as required.

Integrated Mobility

Safe, sustainable, and integrated local mobility options can support individual well-being, community vitality, and climate action objectives.

This plan seeks to support city-wide mobility objectives by identifying opportunities to improve Hillside-Quadra's local transportation system.



Over time, transform transit corridors as places for people, that prioritize efficient service, urban forest, placemaking and accessibility.

Improve local connectivity to key destinations throughout the neighbourhood.

Make walking, wheeling, and transit safer, more efficient, and more enjoyable.

Test parking management strategies that better balance the needs of businesses, residences, public space and sustainable mobility.

Relevant Policies and Bylaws

- Official Community Plan
- GO Victoria, Sustainable Mobility Strategy
- Urban Forest Master Plan
- Streets and Traffic Bylaw
- Subdivision and Development Servicing Bylaw
- Zoning Bylaw (parking)

Intent and Objectives

These objectives provide context and overarching guidance for mobility in Hillside-Quadra when interpreting the policies that follow.

Support Sustainable Mobility in Victoria

Advance the policy objectives and targets outlined in *GO Victoria*, the City's sustainable mobility strategy:

- Integrate land use and transportation.
- Align different transportation networks.
- Improve multi-model level of service.
- Value the public right-of-way.
- Operate and maintain our assets.

Advance the six key priority areas in *GO Victoria*:

- Achieve Vision Zero to eliminate traffic fatalities.
- Transform public transit.
- Accelerate active and accessible transportation.
- Shift to zero emissions.
- Rethink the curb.
- Harness data and technology to improve transportation choice and efficiency.

Transform Corridors

Enhance corridors as places for pedestrians, those using mobility devices, and transit.

Improve Walking and Wheeling

Consider enhancements to mobility for people walking, cycling, or using mobility devices to support the future vision for Hillside-Quadra's villages, placemaking features, and improved connections.



8. Mobility Corridors - General Directions

Frequent Transit Corridors provide opportunities to make room for new housing, advance, reliable, sustainable mobility options, and transform busy streets into places for people. This plan works together with city-wide policies and regulations to guide the design and functions of **mobility corridors** in Hillside-Quadra.

Quadra Street Corridor

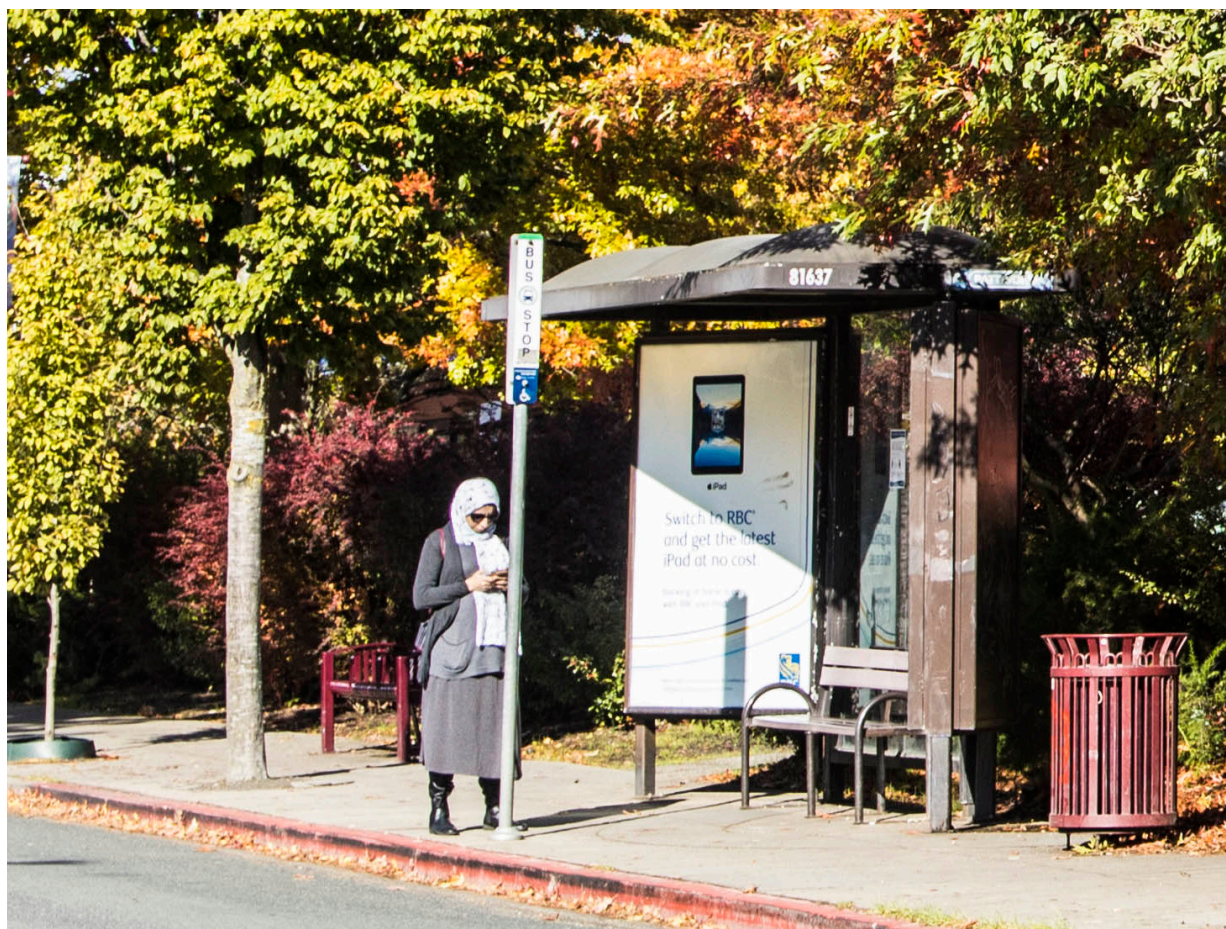
Priority Travel Modes: Recognizing the limited right-of-way and limited opportunities to procure additional right-of-way particularly in areas with heritage assets, improvements are focused on the following priority travel modes:

- Walking
- Transit
- Vehicles

Pedestrian and Transit User Focus:

Opportunities to create wider sidewalks and improved transit facilities through redevelopment or as funding and programming permits are a priority for this corridor.

A Cultural Corridor: Consider the unique role of Quadra Street as an Arts and Cultural Corridor in land use and mobility policies and decisions.



Hillside Avenue Corridor

Priority Travel Modes: Recognizing the limited right-of-way and limited opportunities to procure additional right-of-way particularly in areas with heritage assets, improvements are focused on the following priority travel modes:

- Walking
- Transit
- Vehicles

Urban Villages

Public Realm Standards: The City will develop Urban Villages Public Realm Design Standards, to apply city-wide, as an update to existing pedestrian standards, which will consider desired sidewalk widths to accommodate accessibility, village activity, pedestrian traffic, and furnishing and frontage zones consistent with best practices and local contexts.



Integrated Mobility | Mobility Corridors - General Directions

Map 11: Victoria Transit Priority Corridors (For reference only, please see Official Community Plan).



The "Victoria Region 25 Year Transit Future Plan" and "Victoria Regional RapidBus Implementation Strategy" are administered by BC Transit and may be subject to change (Transit Exchange Study Areas and Mobility Hubs provided as approximate areas of opportunity).

9. Local Mobility - Policies

Safe, comfortable and efficient walking, wheeling, and rolling options advance sustainability and contribute to happier, healthier, and more vibrant communities. This plan identifies improvements to local networks that can happen over time through regular city processes or redevelopment.

Quadra Street

9.1 Integrated Mobility Study: Complete a comprehensive integrated mobility study and design for Quadra Street between Pandora Street and Tolmie Avenue, to inform investments to be made through capital programs and adjacent private re-developments, with the following considerations and draft directions:

9.1.1 Through redevelopment and investments, plan for future improvements on Quadra Street as an inter-municipal mobility route that serves transit and emergency services, as well as pedestrians and those with mobility devices.

9.1.1 Enhance the pedestrian environment and transit experience in and adjacent to villages with wider sidewalks and street trees, seeking to balance the needs of people walking, cycling, using mobility devices, taking transit, and driving.

9.1.1 Develop convenient bicycle parking with new commercial development, and in the public realm in key locations, such as Kings Road, Fifth Street, and Graham Street for cyclists accessing Quadra Village; at small urban villages; and other key destinations including schools and community facilities.

9.1.1 Pilot an integrated location for safe, secure, and sheltered bicycle parking combined with a bicycle maintenance station in Quadra Village, possibly along Kings Road near Quadra Street.

9.1.1 Establish a mid-block crossing of Quadra Street between Hillside Avenue and Kings Road as resources allow.

9.1.1 Explore a crossing in the area of Summit Street as part of a Summit Street greenway.

9.1.1 Identify opportunities to enhance pedestrian comfort in the area of Quadra and Tolmie.



Hillside Avenue

9.2 Integrated Mobility Study: Complete a comprehensive integrated mobility study for Hillside Avenue between Blanshard Street and Cedar Hill Road, to inform investments to be made through capital programs and adjacent private re-developments, with the following considerations and draft directions:

9.2.1 Prioritize public transit and pedestrian amenities on Hillside Avenue, while retaining some commercial loading functions.

9.2.3 Reallocate road space on Hillside Avenue to support public transit and accessible pedestrian environments.

9.2.4 Consider changes to the management of the Hillside right-of-way that support pedestrian comfort, mobility for transit and automobiles, and access to businesses and cultural venues. This may include prioritizing transit service during peak hours, allowing on-street parking during off-peak (non-rush-hour) times, upgrading, enhancing, or adding pedestrian crossings, and replacing parking bays with landscaping, pedestrian areas, and/or transit stops where sidewalk width is currently compromised.

9.2.5 Explore the feasibility and desirability of additional pedestrian crossings in the areas of Wark Street (as part of the Dowler-Glasgow Greenway), Fifth Street, and/or Prior Street.

9.2.6 Determine longer-term right-of-way needs to support transit and automobile movement, pedestrian comfort, and street trees that can be implemented through redevelopment.

Cook Street

9.3 Integrated Mobility Study: Complete a comprehensive integrated mobility study for Cook Street between Pandora Avenue and Finlayson Street, to inform investments to be made through capital programs and adjacent private re-developments, as outlined in the North Park Neighbourhood Plan.



Improving Local Mobility in Hillside-Quadra

Local mobility improvements are realized in multiple ways, often through the redevelopment of adjacent properties and asking for additional public right-of-way.

Hillside-Quadra residents can request other improvements, like new crosswalks, through the City's Traffic Calming Program. Some are identified in this plan while others may be identified through future processes or individual or community requests. Requests are reviewed to see if traffic calming is the best solution, and then prioritized with other locations city-wide.

Neighbourhood Connections

9.4 Greenway System: Develop an integrated system of tree-lined greenways linking homes and parks, urban villages, community centres, schools, and other destinations with comfortable, safe connections for people walking, riding or rolling.

9.4.1 Consider improvements to comfort and safety, crossing enhancements, and integration of trees, landscapes, and natural habitats on corridors.

9.5 Lang and Highview: Consider opportunities to support a Lang Street-Highview Street public space and community commercial corners through community-initiated placemaking and development.

9.6 Crossings: Consider enhancements to crossings as indicated on Map 10, as well as at Vista Heights and Cook Street and/or Higgins at Cook (not pictured on map).

9.7 Development - Sidewalks: Through redevelopment seek wider, accessible

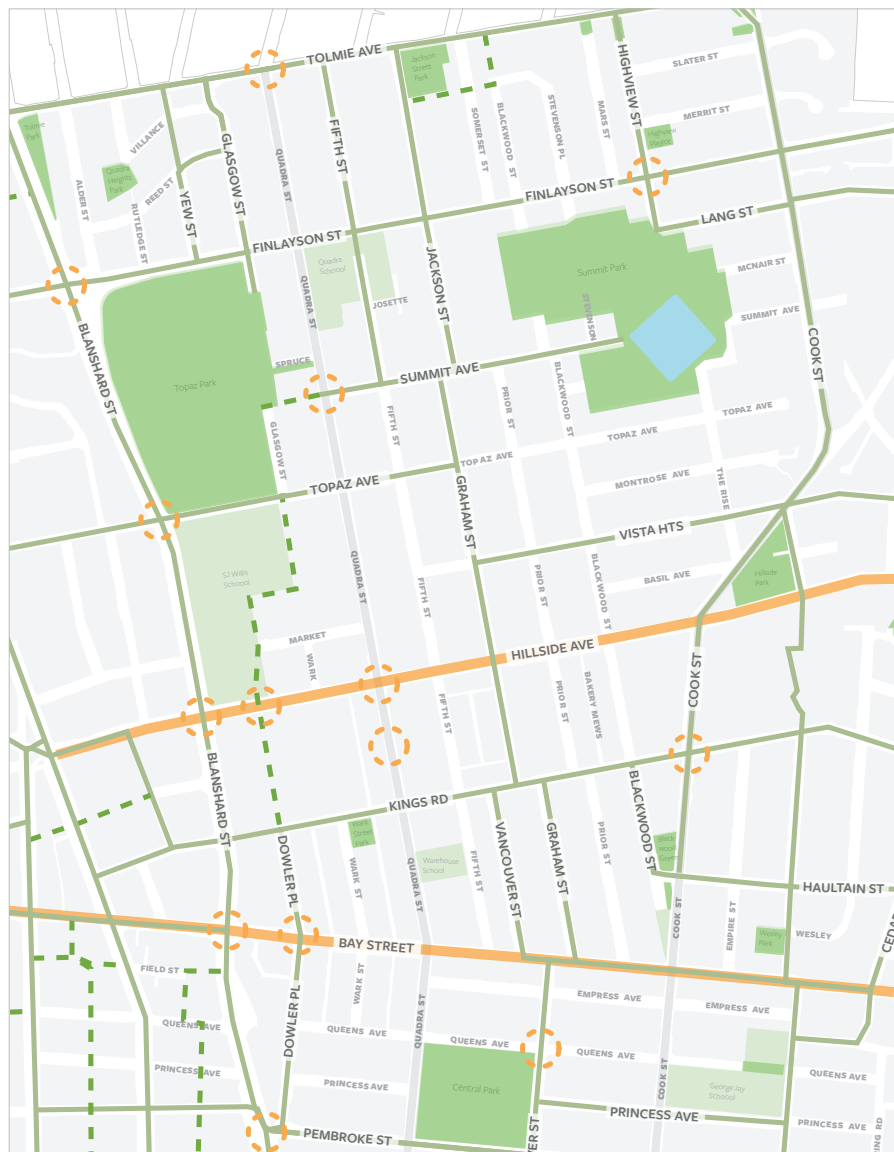
sidewalks with a boulevard accommodating street trees.

9.8 Cycling Connections: Complete bicycle connections as part of the All Ages and Abilities Cycling Network.

9.9 Summit Long-term Care Facility: Consider opportunities to improve connections between the Summit, Quadra Village, and other neighbourhood assets and amenities, including through accessible access to the envisioned Quadra Mews.



Map 12: Greenways Network with desired pedestrian and crossing improvements (for reference only, please see Official Community Plan).



About the Greenways Network

The Greenways Network Map illustrates existing and desired routes for safe, convenient, and/or pleasant walking and rolling. Improvements to greenways may be realized through several City programs including the *Traffic Calming and Crosswalk Program*, the *Pedestrian and Bicycle Master Plan* implementation, the *Transit Shelter Program*, *Road Rehabilitation Program*, *Active & Safe Routes to School* initiatives, regional transportation network investments, and major redevelopment projects.

Legend

- Neighbourhood Greenways
- Future Greenway Opportunities
- Key transit corridor in need of pedestrian improvements
- Desired crossing or crossing improvement

About the Cycling Network

The Cycling Network Map highlights existing and planned All Ages and Abilities (AAA) bicycle facilities. AAA facilities offer a greater degree of safety and comfort. Design treatments will vary depending on the context. Examples include protected bicycle lanes (one-way and two-way), off-street pathways (cycle only or multi-use), and shared-use streets with lower vehicle volumes, speeds, and signage (advisory bicycle lanes and neighborhood bikeways).

The City's AAA plan was adopted in 2016. Once the network is complete, 95% of the municipality will be within 500m of a AAA cycling route, providing safe and convenient access to village centres, parks, recreation centres and schools for all types of riders.

Other components of the cycling network are shown (both existing and desired). These may include painted bicycle lanes, painted buffered bicycle lanes, and signed bicycle routes. Working with partners and private land-owners, the City will continue to be opportunistic to add facilities and improve existing facilities (including addition to the long-term AAA network) as appropriate.

Map 13: Cycling Network (for reference only, please see Official Community Plan).



10. Parking - Intent and Objectives

These objectives provide context and overarching guidance for mobility in Hillside-Quadra when interpreting the policies that follow.

Value the Right-of-Way

Per the goals and objectives in *GO Victoria*, the City's sustainable mobility strategy, value the city's limited right-of-way to support access for people, sustainable travel behavior and convenient access for high-occupancy, low-carbon, and active travel modes and the efficient delivery of goods.

Manage Parking for All Needs

Given the limited allocated parking and curb space in and near Hillside-Quadra's villages, prioritize parking management to encourage turn over and align with broader goals, including accessibility, vibrancy, and local economic development.



Parking - Policies

Parking influences how we live and move about the city, how businesses thrive, and our sustainability objectives. Curb space is valuable public space. This plan works together with city-wide policies and regulations to guide parking.

Parking Management

10.1 Parking Strategy: Evaluate and deliver parking management strategies for Quadra Village and small urban villages which seek to balance the needs of mobility, access to businesses, residential parking and other curb uses.

10.1.1 Expand bicycle parking at key destinations, including urban villages.

10.1.2 Evaluate the viability of adding off-peak-hour on-street parking to Hillside Avenue as term-limited parking.

10.1.3 In and near small urban villages, seek a balance between residential parking and allowance for term-limited parking during business hours to support the vitality of businesses, most of which must rely on both local and destination customers.

10.1.4 Evaluate the introduction of pay parking within Quadra Village to encourage turnover.

10.1.5 Support the creation of public spaces within the right-of-way where appropriate.

10.1.6 Expand accessible parking options serving urban villages.

10.1.7 In the long-term, support transportation demand management (TDM) methods such as increased and diverse bicycle parking, car share spaces, and others.

10.2 Parking Requirements: Consider updates to relevant bylaws which reduce parking requirements for commercial uses where appropriate (e.g., where the use does not require extensive parking and/or where alternative mobility options are highly accessible).



Managing Curb Space in Hillside-Quadra

On-street parking in Hillside-Quadra is a mix of time-limited, residential only, and unrestricted. This parking is public space that can serve a multitude of needs, including for businesses and residences, cars and bikes, and public spaces like seating or greenery. It can also provide additional space for walking and wheeling.

The City manages curb space and a key target in GO Victoria is to ensure that by 2023 all curb space in the city is valued, managed and prioritized.

Parking Modernization

10.3 Parking in New Development:

Seek to implement parking management solutions for new housing, including shared parking, reduced parking requirements, and transportation demand management (TDM), particularly for purpose-built rental projects and for new housing near large urban villages, active transportation routes and frequent transit routes.

Transportation Demand Management (TDM) supports more sustainable transportation choices by offering incentives, information, and infrastructure, like bike shares, that make it easier and more appealing to live car-light.

Transportation
Demand
Management



Parks, Facilities, and Community Assets

Parks and open spaces are a centerpiece to Hillside-Quadra's character, culture and vibrancy, while facilities and other community assets provide spaces and programs to connect and build a resilient community.

This plan seeks to support city-wide objectives and identifies priorities for local use of these spaces.

- ▶ **Meet the parks and open space needs of the growing population.**
- ▶ **Emphasize equity, diversity and inclusion in planning, designing, and improving parks, open spaces, and community facilities.**
- ▶ **Grow the urban forest in public and private lands.**



Relevant Policies and Bylaws

Official Community Plan
Parks and Open Space Master Plan
Urban Forest Master Plan
Tree Protection Bylaw
Design Guidelines
(Development Permit Areas)
Zoning Bylaw

11. Parks, Facilities, and Community Assets

Parks and Open Space Planning

The City's *Parks and Open Space Master Plan* provides a high-level road map guiding planning, management, and investment over 25 years. It includes priority short-term, medium-term, and ongoing actions. Individual parks and open spaces may have a park improvement plan to guide improvements. Funding for municipal park improvements comes primarily from the City's tax base or capital reserves. New development also contributes Development Cost Charges (DCCs), which can help to fund park improvement and acquisition based on needs generated by the anticipated population increase.

Parks and Open Spaces in Hillside-Quadra

The *Official Community Plan* calls for 99% of Victorians to have a park or open space within 400m of home by 2041. Hillside-Quadra as a whole meets this target.

However, some of the open spaces highly valued and used by the community are not permanent and ideas to fill gaps are highlighted in this plan. Opportunities to add or expand green space or environmental enhancement are also identified.

The *Parks and Open Space Master Plan* reflects a theme that was common throughout engagement – the desire to locate a water/spray park in the northeast area of that city because of the limited access to the waterfront.

The *Topaz Park Improvement Plan* provides a long-term vision for enhancements to the largest greenspace in Hillside-Quadra. Through 2021-22 the City is investing approximately \$8 million in the initial phase of implementation, adding a new skate park, bike skills park, improved accessibility features, and artificial turf sport fields. Future phases will offer new sport courts, upgraded recreation amenities, new pathways, an improved dog off-leash area, and more.



Improving Parks and Open Space in Hillside-Quadra

Parks and Open Space improvements are guided by the *Parks and Open Space Master Plan*. This plan identifies ways to improve parks for the desired uses identified by residents, and aligned with city-wide plans.

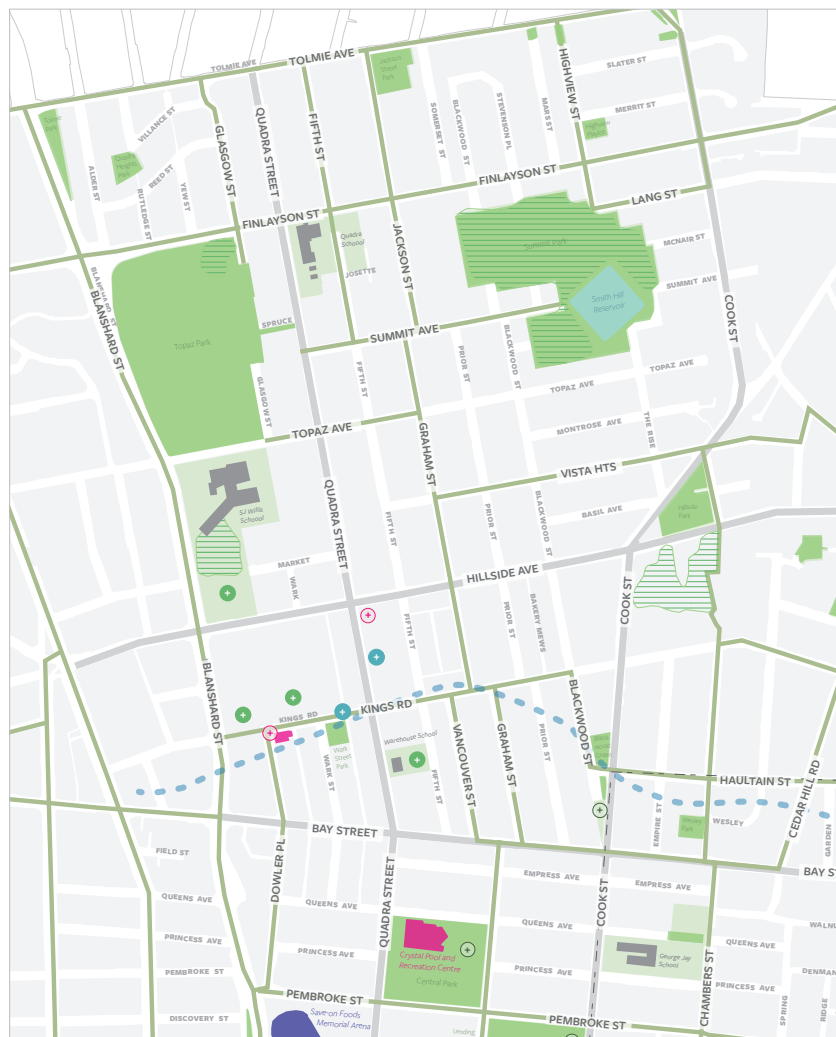
Prioritization and resourcing for parks planning, acquisition, and improvement projects are provided through shorter-term strategic plans and budgeting.

Parks, Facilities, and Community Assets

Hillside-Quadra Parks, Facilities, and Community Assets

Jackson Park
 Highview Park
 Quadra Heights Park
 Peacock Hill Park (Saanich)
 and Mars Street Park
 Topaz Park
 Summit Park
 Blackwood Park and
 Blackwood Green
 Wark Street Park
 Quadra Village Community Centre
 Community Garden at the Summit
 Health Care Facility
 (Island Health Property)
 Quadra School Playlot
 (School District Property)
 SJ Willis School
 Apothecary Garden at
 Warehouse School
 (School District Property)





Map 12: Existing and Desired Parks, Open Spaces and Community Assets in Hillside-Quadra



*Greater Victoria School District properties provide valuable green and open space to the community. While not owned or managed by the City, the spaces are shown here to reflect their importance and the community desire to continue to provide public access or enhanced community use.

Legend



Existing amenities

-  Park or Open Space
-  Community or Recreation Centre
-  School
-  Stadium or Arena
-  Neighbourhood Greenways (see Map 12)

Desired amenities

-  Desired park or open space*
-  Enhancement to existing park or open space
-  Enhancement to existing community amenity
-  Desired plaza or public space*

Ecological assets for enhancement, recognition, or preservation

-  Former route of Rock Bay Creek
-  Sensitive Ecosystem (Woodland) Identified in Official Community Plan

*Locations are general or approximate and may represent one idea among many; additional planning may be required.

Intent and Objectives

These objectives provide context and overarching guidance for parks, facilities, and community assets in Hillside-Quadra when interpreting the policies that follow.

Protect the Environment

Parks and open spaces protect and improve native ecosystems and help the city adapt to climate change.

- Increase protection and enhancement of native ecosystems in parks and open spaces across the city.
- Improve sustainability and ecosystem services.
- Mitigate and adapt to climate change.

Foster Engaging Experiences for Everyone

The parks and open spaces system meets current and future needs of Victoria residents, provides a range of different experiences, encourages active living and is multi-functional, inclusive, and accessible.

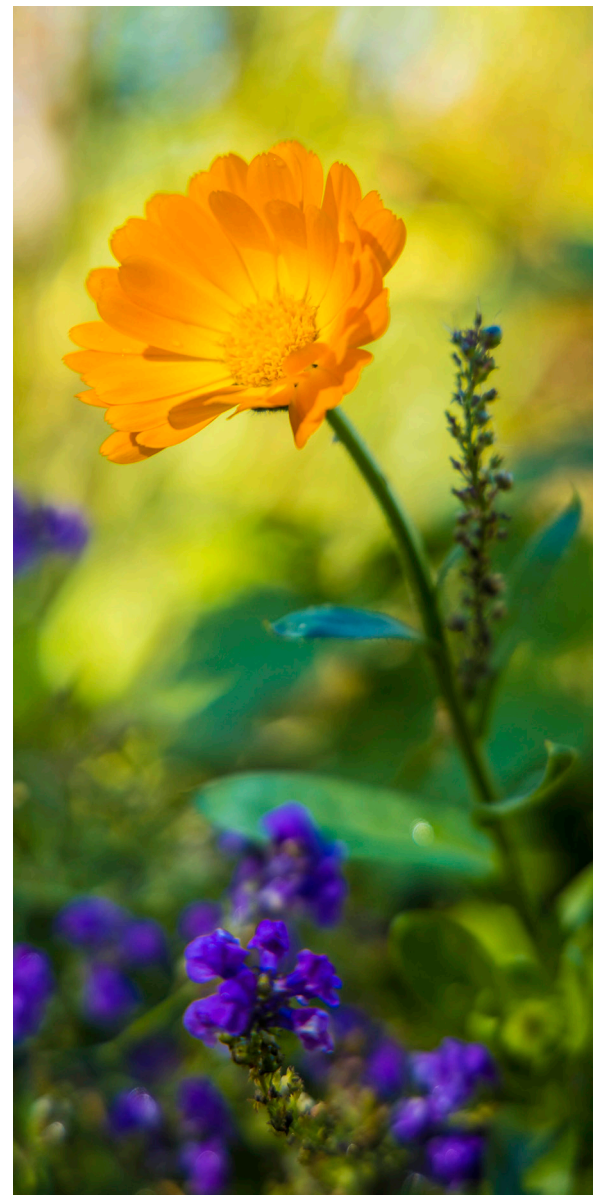
- Parks and amenities are equitably distributed and well maintained.
- Expand the variety of experiences and activities within the parks and open spaces system.

- Parks and open spaces offer a wide variety of activity spaces that contribute to the health and wellness of residents and engage youth and children.
- Improve and maximize the utility of existing sports amenities.
- Encourage community gardening and local food production by providing multi-generational, collaborative opportunities for learning and growing.
- Parks and amenities are easy to find and well-connected by pedestrian and cycling routes.

Celebrate Victoria

Special places and amenities in the parks and open spaces system animate the city and support events for residents and visitors.

- Parks and open spaces highlight Victoria's unique features and character, and support arts, culture, and tourism.



Parks, Facilities, and Community Assets - Intent and Objectives

Strengthen Partnerships

Community members, stewards, and partners help enhance all parks and open spaces in the city.

Collaborate with owners of public green space, other partners, and volunteers throughout the city to maximize community benefits.

Maintain and Enhance the Urban Forest

The urban forest, habitat, and native ecosystems are maintained and enhanced per the directions in the *Urban Forest Master Plan*.

Community Facilities

Continue to support the current and evolving needs of the diverse population in Hillside-Quadra including households of all ages, incomes, family types and lifestyles.

Local Food Systems

Build and enhance access to a network of community food systems to reflect the values of health, social connection, food security and sustainability.

Continue to support opportunities to grow, access, and learn about food close to home and encourage the prioritization of equity, diversity and inclusion in food, cooking, and gardening programs.



Policies

Parks and open spaces, community facilities, and other assets contribute to the well-being of Hillside-Quadra and can help to foster a more equitable, inclusive community.

Parks and Open Space

11.1 Community Priorities: Through the future expansion of parks or the development of park improvement plans, consider the following community priorities:

- Introducing a water or spray park and/or other water features that help draw people to and animate the space.
- Incorporating more benches, tables, and sheltered areas for weather protection and seasonal comfort in parks and public open spaces.
- Incorporating public washrooms and drinking fountain facilities.

11.2 Indigenous Spaces: In partnership with Indigenous people, seek opportunities to create or enhance spaces that support gathering and cultural practices.

11.3 Outdoor Music: Through planning for arts and culture facilities and implementation of the *Music Strategy*, consider the location of

an outdoor space designed to accommodate small-scale, outdoor music performance in the northern/central neighbourhoods of Victoria, complementing the Cameron Bandshell at Beacon Hill Park.

11.4 School District Sites: Seek to preserve, program, and enhance green spaces at School District properties for public use, including:

11.4.1 At the Warehouse School at 2549 Quadra Street.

11.4.2 At the SJ Willis School.

11.5 Greenway Network: Develop an integrated system of tree-lined greenways linking homes and parks, urban villages, community centres, schools, and other destinations with comfortable, safe connections for people walking or rolling, as indicated on Map 10. Along greenway routes, consider enhancements to comfort and safety, crossing enhancements, and integration of trees, landscapes, and habitat corridors.



Local Food Systems

11.6 Community Gardens: Support community-led efforts to enhance or establish additional community gardens (including allotment gardens, commons gardens or community orchards) and to develop other community-led gardening initiatives through the Growing in the City program.

11.6.1 Continue to support the establishment of the community garden at 955 Hillside Avenue.

11.6.2 Support the efforts to establish a community garden at Evergreen Terrace and seek community garden spaces for residents as part of any rezoning of this site.

11.6.3 Coordinate with community partners and the School District to develop a long-term plan for the community garden (Apothecary Garden) at the Warehouse School site.

11.7 Food Security: Through community-led programming, support programs and spaces that encourage food security and social cohesion. This may include:

11.7.1 Offer programs to involve more people, including lower-income households, in community gardening to realize social, health and food security benefits.

11.7.2 Continue food distribution and food security programs (e.g., “Good Food Box”, Free Market) within the neighbourhood.

11.7.3 As part of any future expansion in community facilities, consider the need for additional capacity for commercial kitchen uses and space for family meal programs (e.g., “Family Dinner”, cooking programs, social enterprise).

11.7.4 Through community-led efforts, identify opportunities for a youth-run social enterprise (e.g., youth operated café).



Supporting Food Systems in Hillside-Quadra

Growing, cultivating, and sharing food is important to Hillside-Quadra residents.

Victoria’s Growing in the City program supports urban food production on public and private land. The program supports urban food production on private land in new developments, provides resources and support for community-led boulevard gardening, bee and hen keeping, urban food trees, rooftop greenhouse, the establishment of community gardens, and more. Short-term priorities can be identified in a Community Action Guide.

Parks, Facilities, and Community Assets - Policies

11.8 Food and Vendor Markets: Through community-led efforts, consider future opportunities to establish a food/vendor's market or Farmers' Market serving the area or in the northern/central neighbourhoods of Victoria.

11.9 Gardening in New Housing: Encourage community gardening opportunities in new and existing multi-family housing through voluntary design guidelines, and through general design guidelines for useable open spaces in new development (with opportunities for urban agriculture being identified as one possible use).

11.10 Future Food Systems Planning: Support further exploration of local food systems improvements through community-led planning, including a Community-Led Action process, if there is interest.



Parks, Facilities, and Community Assets - Policies

Community Facilities

11.11 Indigenous Gathering Spaces: In partnership with Indigenous people, seek opportunities to create or enhance spaces that support gathering and cultural practices.

11.12 Community Programming and Space: Expand community facilities / community centre space, through partnerships, facilities planning, and opportunities for amenity contributions through rezoning. Consider the establishment of a “Community Hub” consisting of the Quadra Village Community Centre and expanded spaces that can provide a full range of desired facilities and programming.

11.13 Kings Road Gathering Spaces: Seek to establish an integrated series of public spaces along Kings Road west of Quadra Street, consisting of the existing Wark Street Park, a public plaza or shared street concept for Kings Road, and opportunities for a “Village Green” at 950 Kings Road that may be achieved through partnership and/or amenity contribution.

11.14 Seek amenity contributions through redevelopment: In any rezoning for major sites that add significant residential space, seek indoor and outdoor on-site amenities to support future residents. Specific opportunities include:

11.14.1 Seek indoor and outdoor amenities with any major rezoning of Evergreen Terrace to support current and future residents of Evergreen Terrace, as identified in this plan.

11.14.1 With any major rezoning, seek a public plaza (Quadra Village Public Square) at the Fairway Market site aligned with a mid-block crossing of Quadra Street.

11.15 School Facilities: Work with the School District to make school facilities more broadly available for community programming, sports, and indoor and outdoor gathering.

11.16 Inclusive Services and Programs: Support community organizations and groups to prioritize equity, diversity, and inclusion in their services and engagement with the community, in line with the City’s emerging equity framework.



Implementation and Next Steps

Implementation of this plan will be ongoing. Some ideas may be realized in the near-term, others could take time. This plan will also be updated as required when additional planning takes place.

The policies and ideas in this plan will be implemented over time, in some cases through City strategic plans and annual budgets. In other cases, concepts may only come to fruition as opportunities arise, including through redevelopment proposals or community-led action.

When development proposals or grant submissions are considered by the City,

this plan will be used as reference to guide decision making, together with the *Official Community Plan* and other City plans, policies, and initiatives.

Planning will also continue and this plan may be amended as future work proceeds. Some future work may be coordinated by the City and completed together with the community, other work may be community-led.

▶ **The City will support a process to develop a Community-led Action Guide if community members and organizations find such a process to be appropriate or useful.**

