

# 3301 Quadra Street Project Community Open House

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FEBRUARY 12, 2026 – ONLINE PUBLIC MEETING

RG FOSTER DEVELOPMENTS

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# Overview and project team

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## **The project team**

- RJ Foster Developments
- Arcadis Architecture
- Lombard North Landscape Architecture
- JE Associations – civil engineering
- Watt Consulting – transportation
- Talmack – Arborist
- Ryzuk – geotechnical
- Westplan – planning / approvals

- **Project history**
- **The site**
- **OCP context**
- **Proposed project**
  - Building
  - Landscape
  - Engineering
  - Transportation
- **Your feedback**
- **Next steps**

# Project history and approvals sought

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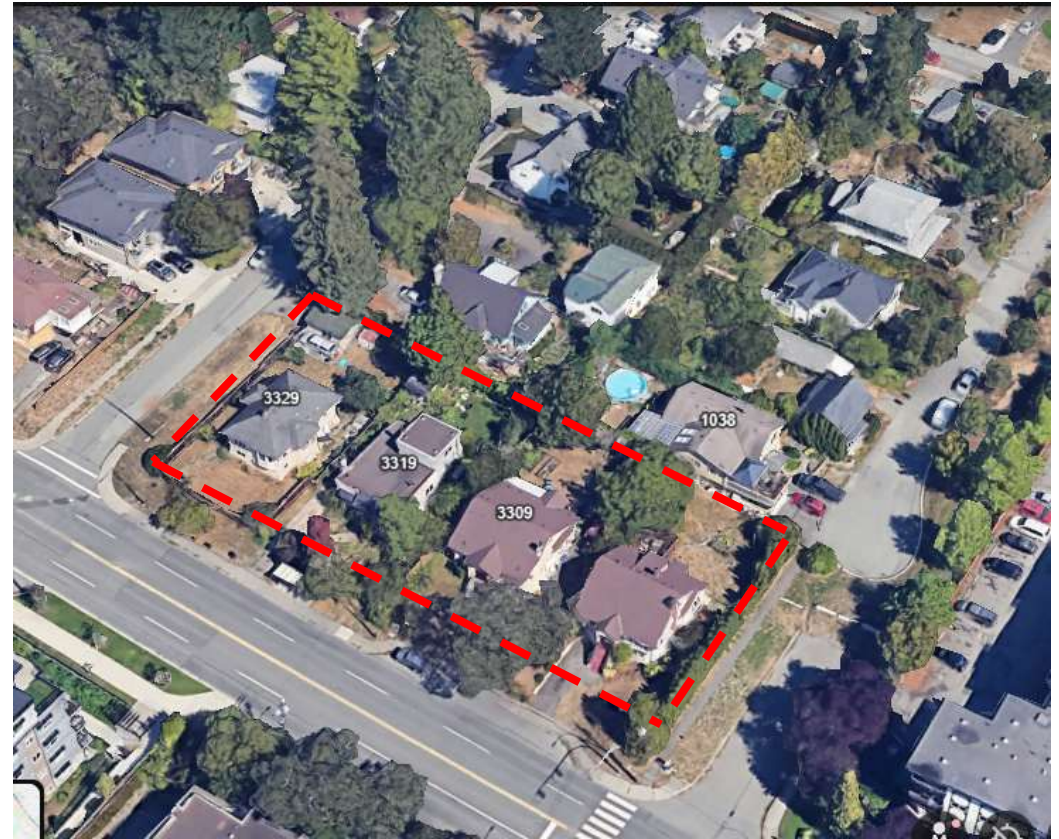


- **Project started ~ 5 years ago – with GT Mann**
- **Application submitted mid 2024**
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- **Two full rounds of review with Saanich staff – in 3<sup>rd</sup> round now.**
- **Approvals sought**
  - Rezoning (to C-16)
  - Development Permit (for bldg. concept design)
  - (No OCP amendment ~ OCP compliant)

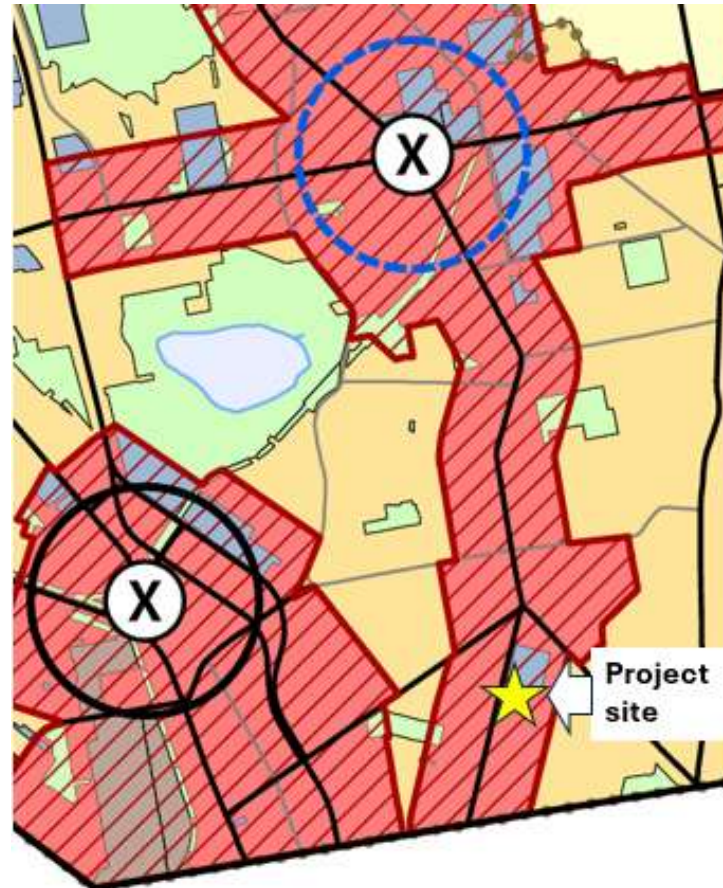
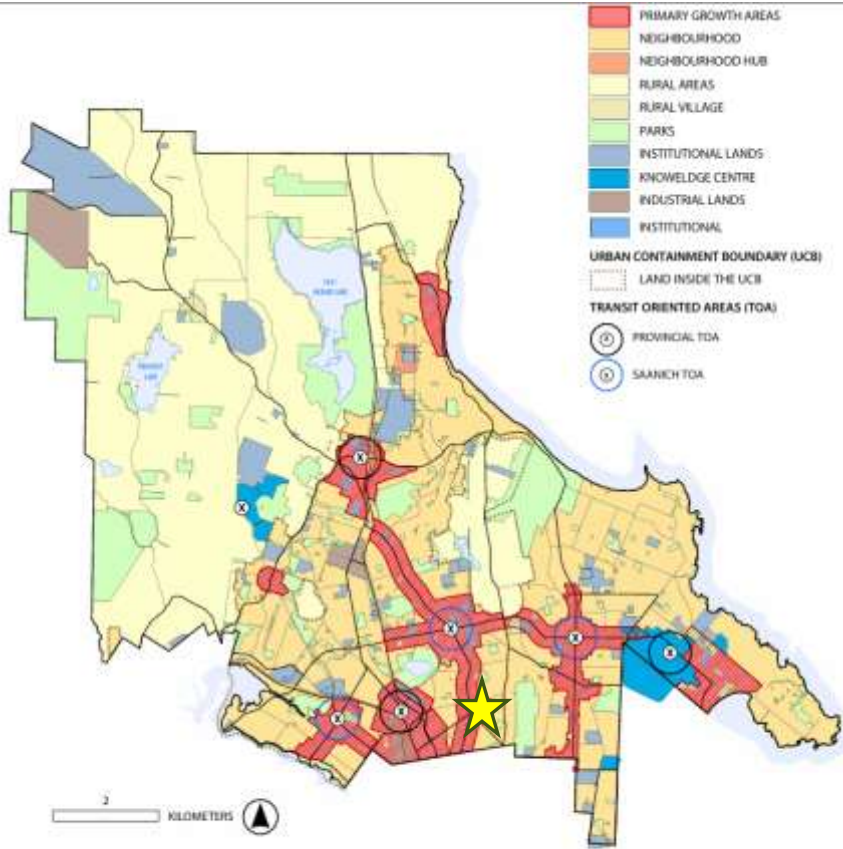
# The site

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- Facing Quadra between Holmes and Inverness
- 4 single family lots
- Sloped site



# OCP land use



- Site in primary growth area in Four Corners Village / Quadra Corridor
- OCP supports 6-storeys / mixed-use
- *OCP intent:* put density along Quadra and near Four Corners Village/school and limit density in adjacent areas.

# OCP Policies

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- **Location** - Locating new housing along the Quadra Corridor at the permitted density, and within walking distance of the businesses, services and school in the Four Corners Village immediately north of the site.
- **Housing** - Increasing housing diversity and attainability in a largely single-family neighbourhood.
- **TOD** - Locating the density adjacent a transit stop, along a line with significant frequency.
- **Energy** - Achieving a Stepcode 3 level of energy efficiency (approx. 20% more efficient than building code).
- **EV** - Providing EV infrastructure.
- **Tree protection** - Protection of the significant Coastal Redwood tree in the neighbouring property on Holmes.
- **Urban forest** - Planting many new trees in on the property and on the new boulevards.

# Concept overview

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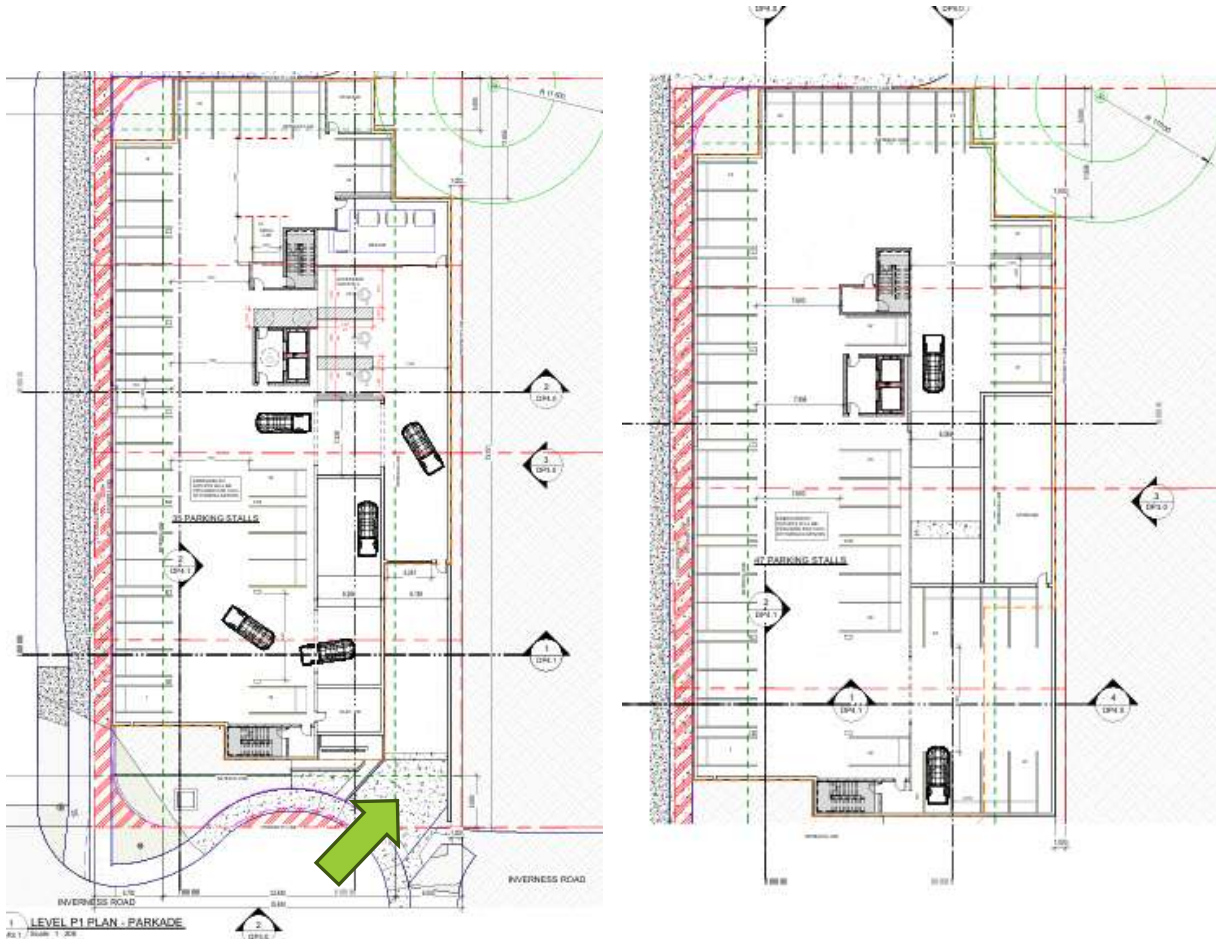
- **104 units**
- **49% building site coverage**
  - (~50% open space)
  - FAR – 3.1
- **Height – 6-storeys**
  - 21m / 69 ft
- **Parkade**
  - 72 stalls + 10 visitors = 82 stalls
- **104 bicycles stalls + 6 outside entrance**
- **Amenities**
  - Internal amenity / gym space + outdoor gathering space.

# Housing units



- **104 units**
  - 33 @ studios
  - 51 @ 1-bedrooms
  - 15 @ 2-bedrooms
  - 5 @ 3-bedrooms
- **Adds housing diversity to Village area and neighbourhood of mostly single-family homes east of Quadra**

# Parking

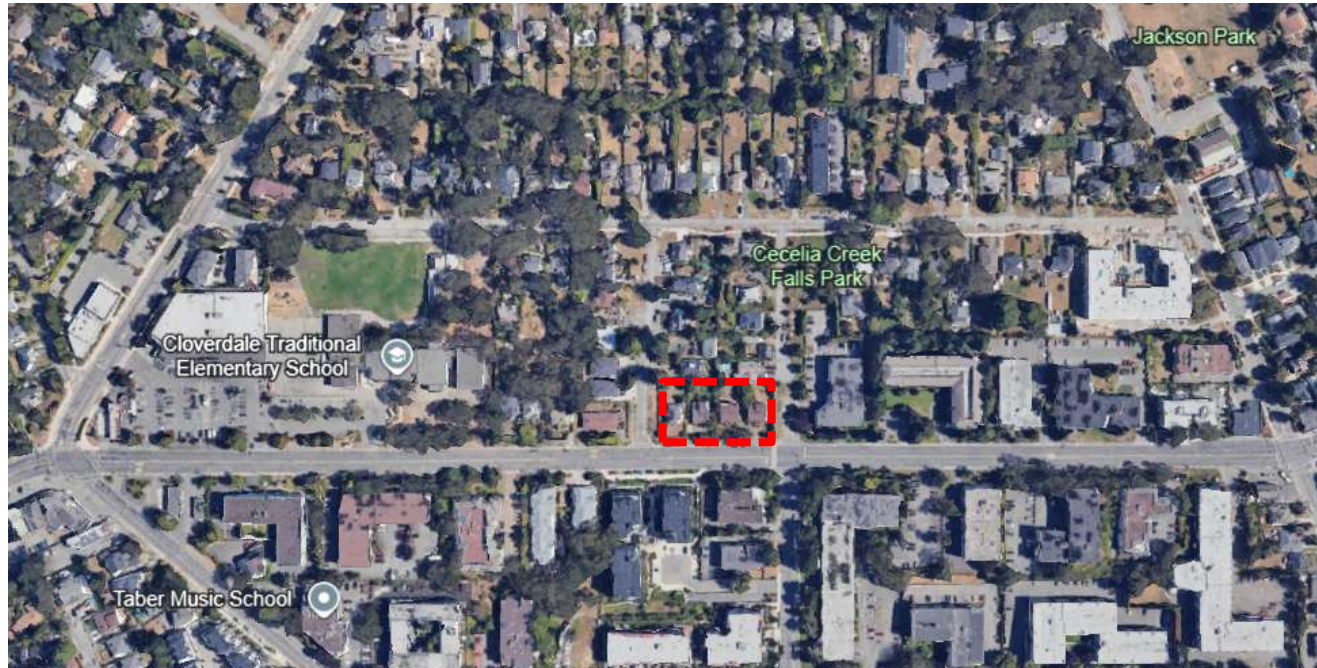


- **82 stalls in underground parkade**
  - 72 residence (~0.7/unit ratio)
  - 10 visitor
- **Entrance from Inverness cul-de-sac**
- **Loading**
  - Utilize quiet cul-de-sac and temp garbage bin pick up area.



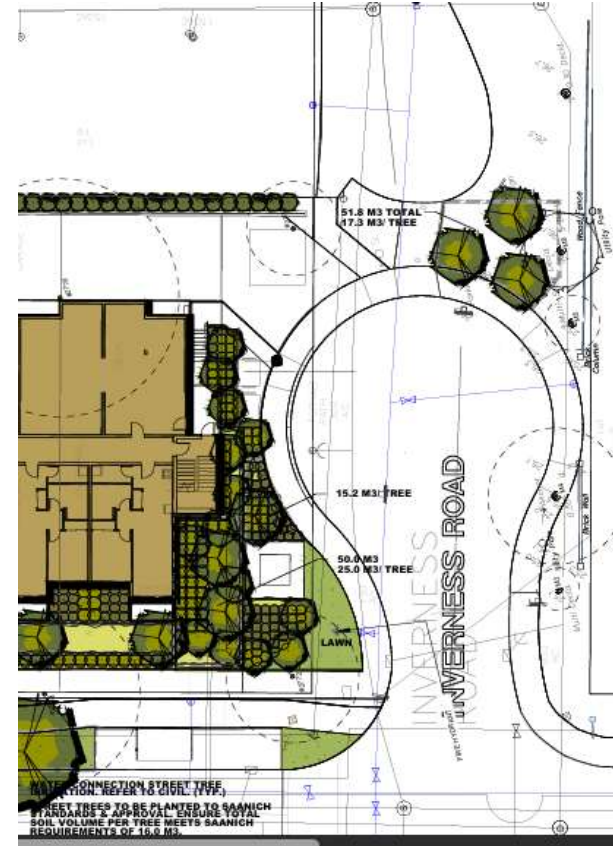
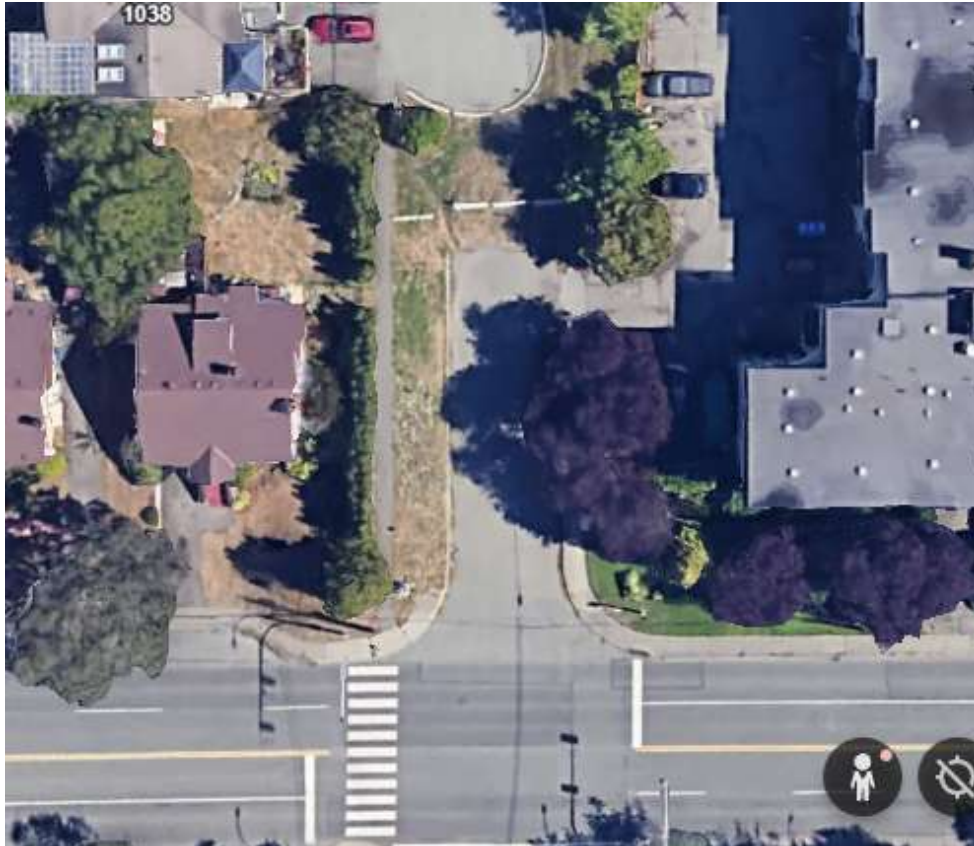
# Transportation and TDM

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- **TIA completed**
  - 35-37 trips / peak hour (3:30-5:30pm) from 104 units
- **Impact focused on Inverness / Quadra**
  - Ped controlled light
  - No intersection upgrades required
- **No/minimal additional traffic expected in neighbourhood**
  - Inverness only connects to Quadra
  - No advantage to rat-running toward Linwood

# Inverness Cul-de-sac

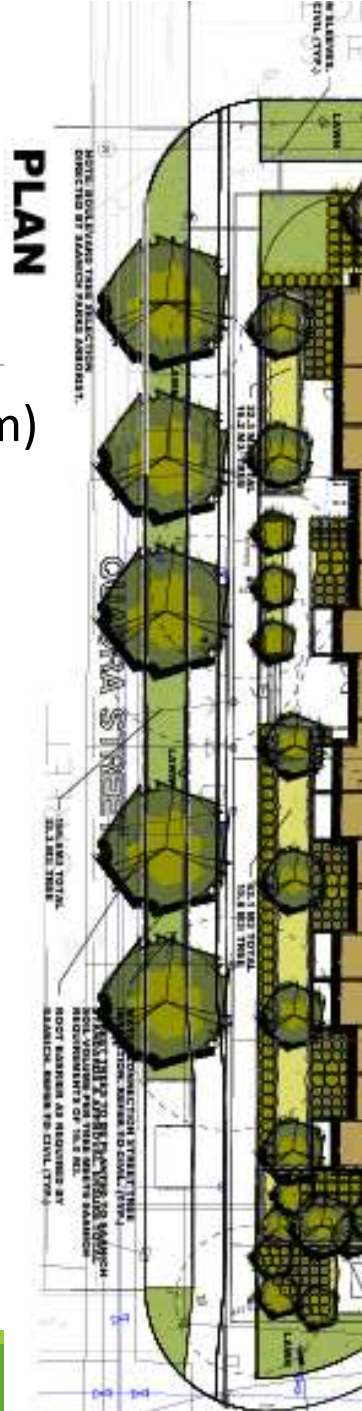
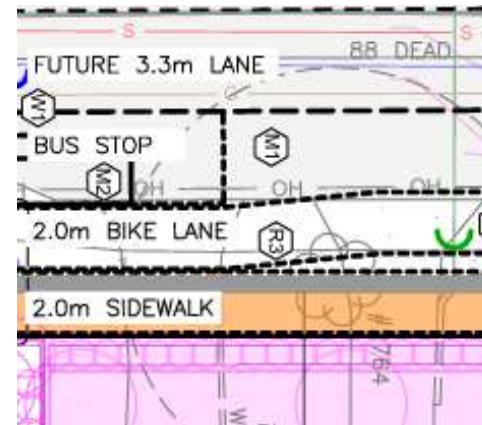


- Full cul-de-sac added to Inverness entrance.
- No vehicle thru-way to Inverness / Linwood
- Pedestrian and cycling upgrades
- Landscape / street tree upgrades

# Quadra



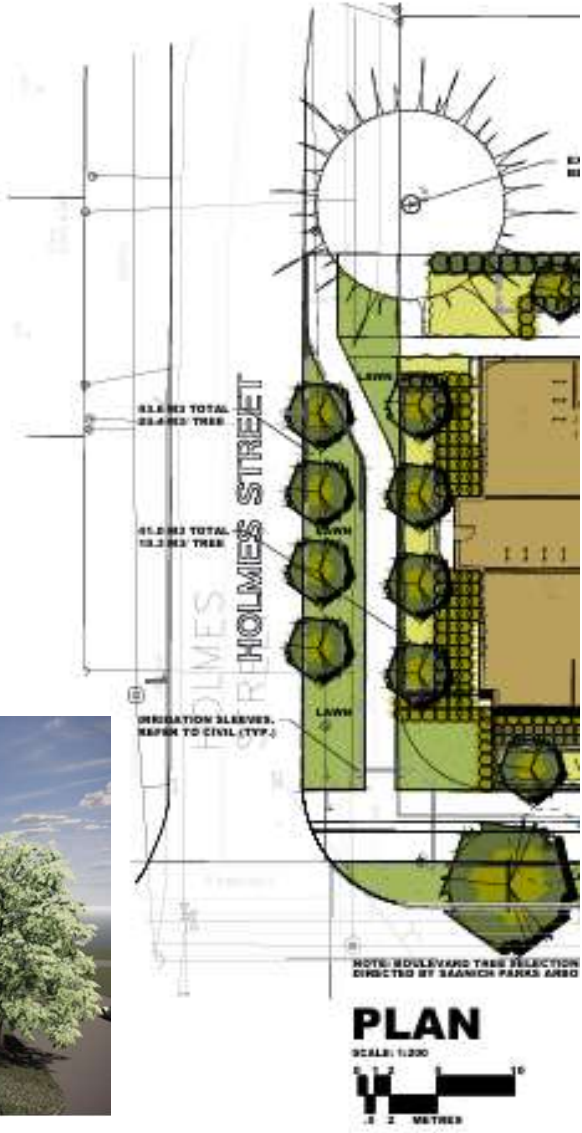
- Road widening into site (1.7m)
- New sidewalk
- New separated bike lane
- New boulevard
- New street trees
- New transit stop



# Holmes St frontage



- New sidewalk
- New boulevard
- New street trees



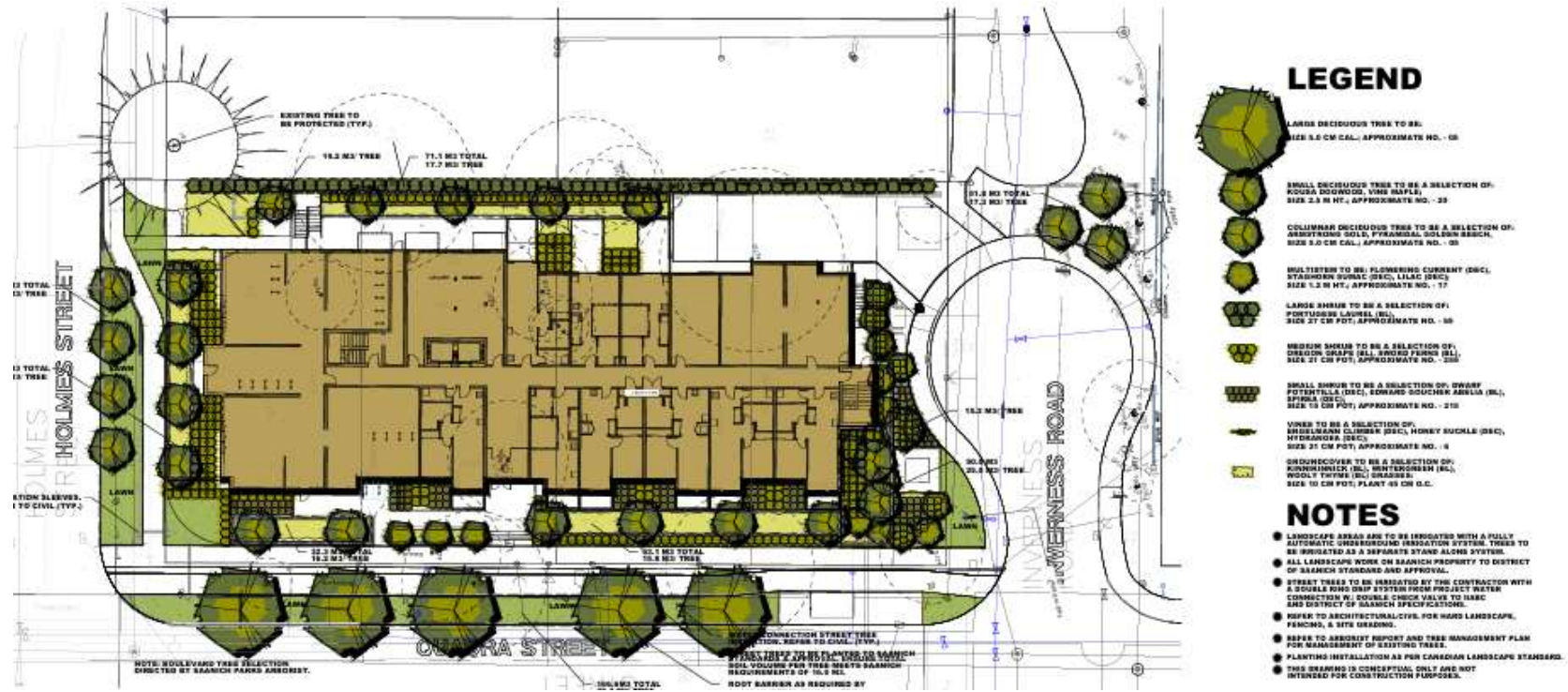
# Engineering considerations

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- **Water supply**
  - Sufficient capacity for the project
- **Sanitary lines**
  - A study to be completed regarding capacity
- **Stormwater**
  - Detention through building design / storage reservoir.
  - Released slowly into city storm drain to avoid overload.
  - Pre/post runoff from site to be the same.

# Landscape plan



- New street trees
- New trees on property next to sidewalks
- Tiered plantings in structured beds throughout
- Extra dense planting on Inverness frontage in front of exposed parkade.
- New plantings around Inverness cul-de-sac

# Concept rendering

(Some street trees not shown)

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# Tree management

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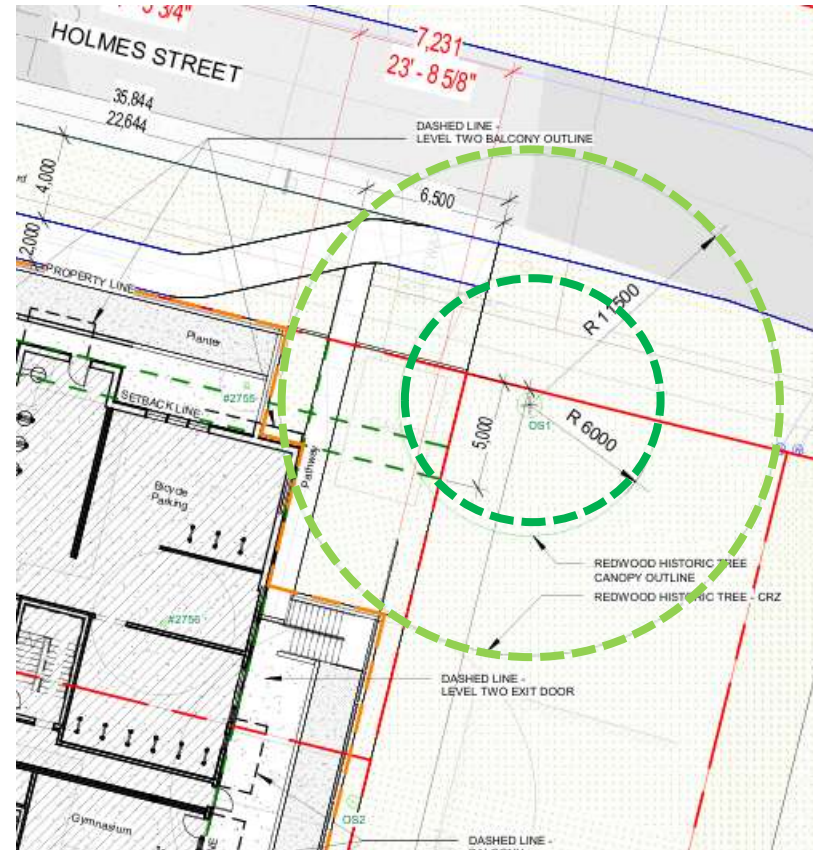
- Few trees on the 4 lots on the site.



- The one Garry Oak is in Saanich's street ROW and expansion (1.7) and will be removed for new bike lane.



# The Redwood Tree



- **Protected tree on neighbouring property**
  - Coastal Redwood
  - 6m canopy radius
  - 11.5m radius protection zone for roots.
- **Hydrovac inspections** were done to find roots on this site's property.
- **Parkade was altered significantly** (reducing available parking) to ensure no/minimal root disturbance.

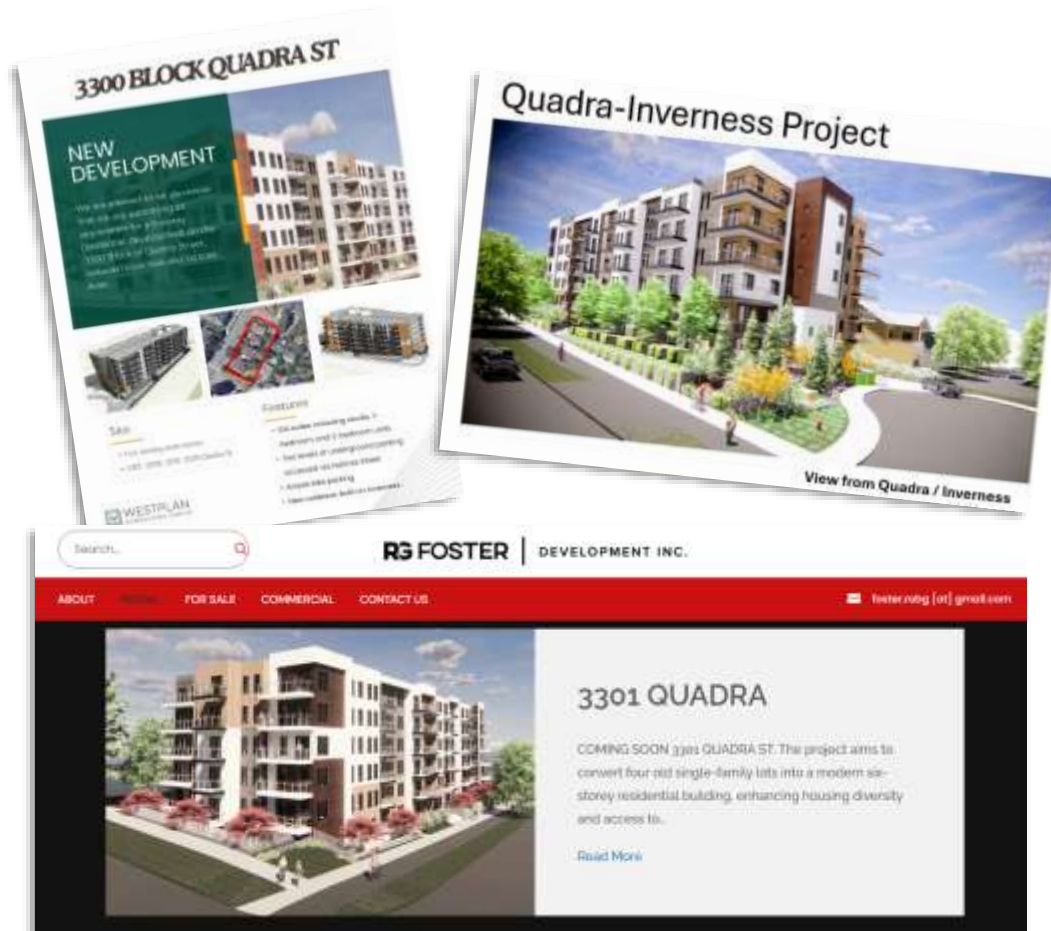
# ADP feedback

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- **Advisory Design Panel (ADP) are designers who volunteer to review applications.**
- **Met with them Feb 4<sup>th</sup>**
- **Comments:**
  - Review size of amenity rooms / mail room
  - Review design for more “interest” in Inverness frontage (exit stairwell)

# Community engagement to date



- Door-knocked / handed out information and link to website – 2024.
- Met with Quadra Cedar Hill Residents' Association on two occasions to discuss proposal and its evolution.
- Met with rep from informal group around Clovelly Terrace to inform them.
- This public meeting
  - Notification – 200m mailout (approx. 1,000 homes)
- A report summarizing feedback will be provided to Council.

# Your comments

[www.rgfoster.com/rental](http://www.rgfoster.com/rental) .... Scroll down to find 3301 Quadra

The screenshot shows the website header with a search bar and navigation menu (ABOUT, RENTAL, FOR SALE, COMMERCIAL, CONTACT US). The main content area features a red box for an 'Open House & Info Session (Virtual)' on Thursday, February 12th, 7pm - 8:30pm. Below this is a 'Provide Feedback' section with a link to 'View & Complete Survey'. A survey form titled '3301 Quadra Community Feedback' is overlaid, containing the following questions:

1. Name (\*not required)  
First name: [text box] Last name: [text box]
2. Email Address (\*not required)  
Email address: [text box]
3. Consent  
 I agree to having my information collected solely for the purpose of this proposal (if applicable).
4. What municipality do you reside in?  
 Saanich  
 Victoria  
 Oak Bay  
 Other (please specify) [text box]

- Go to RG Foster Developments webpage. ([www.rgfoster.com](http://www.rgfoster.com))
- Select *Rental* (in upper menu)
- Scroll down to find *3301 Quadra*
- Scroll down to *“Provide Feedback”*
- Click link to *“survey”*
  
- We will read every word you write
- We will consider refinements we can make
- And provide report to council of your comments

# Next steps

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- **Review all feedback**
  - Staff's last round of comments
  - ADP comments
  - Your comments
- **Discuss with city staff**
- **Make changes to the project**
- **Resubmit updated plan to Saanich**
- **Move forward to Council**
  - Council report
  - 4 readings with Council (no public hearing)

# Discussion tonight

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- Our team is here to answer questions and discuss your ideas.
- **Contacts:**
  - Email: [mark@westplanconsulting.ca](mailto:mark@westplanconsulting.ca)  
Mobile: (250) 713-9789