Hillside-Quadra Neighbourhood Plan
**Preface**

The Hillside-Quadra Neighbourhood Plan was made possible by the work of CitySpaces Consulting Ltd. in conjunction with a Steering Committee appointed by City Council to represent a broad cross-section of the community. The committee made a generous contribution of time and ideas to the planning process. Members included:

- Alan Arnold, Chair of the Committee
- Patricia Chapman
- Gladys Eckert
- David Turner
- Marianne Bennetts
- Bud Dann
- Leni Hoover
- Daniel Harper (rep from A.P.C.)

City staff provided technical expertise to the plan and the Advisory Planning Commission also provided its comments and suggestions for improvements. Hillside-Quadra residents also provided their thoughts, ideas and gave their time to this plan in several well attended meetings.

The content of this plan is based on the April 1995 Draft edition which was adopted, with one deletion, by City Council on February 26, 1996. This document consists of text, a summary map, supporting maps, illustrations, charts and photographs. A companion report describes the details of the public meetings that were held during the process.

The plan is published by Council to serve as a guide to decision-making for residents, City staff and Council on land use, traffic, parks, public works and heritage. It recommends policies and actions which are to be undertaken in these areas over the next five to 10 years. The plan does not promote any widespread land use change. Where change is likely to occur, however, it must be well managed and an asset to the neighbourhood.

Please note that the plan is not considered a static document. It is expected that improvements will be made by way of Council amendment on an ongoing basis, with annual review meetings in the neighbourhood. **Your suggestions for improvements will be welcome.**

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Councillor Alan Lowe  
Chair of Planning

Hillside-Quadra Neighbourhood Plan – February 1996
Hillside-Quadra Neighbourhood Plan
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Appendix 1 – Apartment and Townhouse Development, 1981 to 1994

UNDER SEPARATE COVER:
Hillside-Quadra Public Participation Program
**Hillside-Quadra Neighbourhood Plan**

**Introduction**

The Hillside-Quadra neighbourhood is home to about 6,700 residents and about 75 businesses. Its location within the city provides easy access to all services and amenities of downtown Victoria as well as easy access to Vancouver Island's two major highways. The community offers a wide range of housing options for households of different sizes and incomes. The neighbourhood also includes expansive open areas – Topaz and Summit Parks – which are enjoyed by local residents as well as sports groups coming from many other parts of Greater Victoria.

Unlike some city neighbourhoods such as James Bay or Vic West, Hillside-Quadra is not a physically distinctive, or clearly delineated, area. Its boundaries are defined more by lines on a map than by a “sense of place”. The further people live from the actual intersection of Hillside and Quadra, the more likely they are to describe their neighbourhood as something different – for instance, the Mayfair area, Bianshard, or Spencer Castle.

The current land use patterns in the neighbourhood are largely a result of the zoning that was put in place by the City of Victoria in 1976 as part of a planning review completed in 1977.

In 1993, City Council appointed a Steering Committee to review the 17-year old plan for the neighbourhood. This committee met frequently between December 1993 and June 1994. Committee members were active participants in planning and facilitating two public open houses/workshops as part of the planning process. They were also central to the preparation of all aspects of the new plan.

**History**

In the post-European settlement era, like most other parts of the City, the Hillside-Quadra neighbourhood has passed through logging and agricultural stages, through suburbanization to become a truly urban neighbourhood. Pastures and truck gardens have now become “veggie” gardens in people’s back yards.

Until the end of the 19th century the Hillside-Quadra area was sparsely populated and agricultural in character. At the turn of the century, residential development could be considered as patchy, with many open fields. Two of these open areas have subsequently become municipal parks – Topaz Park and Summit Park.

The character of the area began to change about 80 years ago with the general growth and suburbanization of the City of Victoria. At that time, the north part of Hillside-Quadra became known as the Smith Hill neighbourhood; the southern area as Rose-Blanshard. Market gardens and a pasture area remained near Topaz and Quadra Street for some time. During the 1920s and 1930s, much of the area was gradually infilled with single and duplex homes. Quadra School was built in 1914.

The site of S.J. Willis School was formerly the site of the Hillside Gaol which was relocated following the end of World War II. The existing school was completed in 1950.

In the late 1940s and 1950s, the northern parts of the community were subdivided for detached housing. Locally, the area north of Finlayson and west of Quadra is a classic example of post-war subdivision design. Forty years later, a number of the original families have grown up or moved away and a new generation of young families is moving in.

The first flush of apartment construction began in the mid-1960s. Most buildings were purpose built as rental accommodation and relatively modest in size and rent. In contrast to apartments in some other parts of Victoria, almost all apartments in the Hillside-Quadra neighbourhood are considered to be low-rise – three to four storeys, the exception being the Spencer Castle.
condominium development. Most apartment buildings constructed in the 1960s and 1970s have primarily surface parking and little rear-yard landscaping.

Blanshard Court, owned and managed by the B.C. Housing Management Commission, was built in 1969. This combined apartment-townhouse complex provides affordable housing for 184 households and is an example of the type of government initiated urban renewal that took place in many Canadian communities in the 1960s.

Condominium ownership became popular in Greater Victoria in the mid-1980s. Most of the new multi-family buildings that have been built in the past 10 years have been condominiums rather than rental. Most parking in these new buildings is underground. Generally, these buildings have been well designed and landscaped, although, in the eyes of some residents, there are some that are particularly unattractive and out of place with the established character of the community.

Although the area has been predominantly residential throughout its urban history, commercial activity has been located at the intersection of Hillside and Quadra for several decades. A small grocery store (Knappers), butcher, and a barber shop are remembered by long time residents of the area. Mr. Knapper’s slogan for “Knapper’s better butter” was often turned in pleasant jest to his “bitter butter”. The butcher and barber shop are now the site of San Remo restaurant.

**Why neighbourhood planning?**

Victoria's Official Community Plan (OCP), adopted in 1986, establishes a series of general city-wide goals and policies for land use, transportation, parks and open space, economic development, downtown and other matters of city-wide interest. The Plan calls for a continuation of the then existing neighbourhood planning program and indicates that this will be “of considerable significance in keeping the Official Community Plan up to date”. Since the OCP was approved, 10 neighbourhood plans have been updated.

Most of us think of our respective neighbourhoods as familiar places and, if we like them, they are places where we feel we belong. All parts of the neighbourhood are usually within walking distance and residents within the area generally have a common
In general, the age make-up of the neighbourhood is younger than the City of Victoria as a whole. In 1991, about 37% of all residents were 24 years old or younger. The comparable figure for the city was 25%. At the other end of the age spectrum, in Hillside-Quadra only 5% of all residents were aged 75 or more, in contrast to the total city figure of 13%.

Hillside-Quadra has a considerably higher proportion of families with children than the city as a whole. Almost six out of every 10 families had children living at home in 1991.
In 1991, average family incomes in the neighbourhood were lower when compared with all families in the city.

interest in changes that might affect the character and appearance of the area.

Some neighbourhoods have a strong physical character; others have developed incrementally over the years without a major focal point. In the Victoria context, neighbourhoods such as James Bay and Vic West are well-defined by physical features such as the harbour or the Gorge.

**Public participation**

Public participation was an integral part of the planning study for the Hillside-Quadra neighbourhood.

Prior to the study getting under way in February 1994, a Council-appointed advisory committee made up of residents of the area had been meeting to discuss how and when the study would be undertaken. This committee continued to meet frequently throughout the planning study, providing advice to planners and working actively to encourage broad participation from area residents and business people. Members of the committee are listed in the foreword to this plan.

The planning study was conducted in a four month period between mid-February and mid-June, 1994. Two public open houses/community meetings were held during this period. The first meeting, held on March 28th, was attended by approximately 90 people. The meeting served to introduce area residents to the purpose of the planning study and to draw out their specific issues and concerns related to the neighbourhood. The event was successful in achieving these objectives and gave the planning team a much deeper appreciation of the issues of concern to area residents. Details of this event are included in the companion document, Hillside-Quadra Public Participation Program.

A similar event was held in mid-June with the primary purpose being to present draft recommendations of the plan for review and comment. This event was extremely well-attended, with over 200 participants. The extra-large attendance resulted from an explosive issue that had arisen at the time the planning study was being undertaken. This was a proposal by a local tennis club to redevelop the Smith Hill reservoir for an indoor tennis facility.

Although there was no formal commitment by the property owner (Greater Victoria Water District) to consider the proposal, the possibility generated a great deal of concern among residents who felt that any use would threaten the fragile Cerry Oak ecosystem and completely change the character of the area. Many felt that this City-sponsored public meeting was an excellent place to register their concern.

The draft recommendations covered all aspects of the neighbourhood study – housing, transportation, commercial uses, open spaces and parks, social issues and heritage. Participants at the meeting had an opportunity
both before and after the planner’s presentation to talk on a one-on-one basis with the planning team and other City staff about the details of the proposals. Details of this event are included in the companion document.

**Why a neighbourhood plan now?**

Greater Victoria is physically and economically linked to the larger bio-physical region comprised of Seattle, Vancouver and everything in-between. There are about 5.5 million people living in the area – a recent 30-year forecast suggests that this population could be over eight million.

As Greater Victoria grows, there will be increasing pressure on inner-city neighbourhoods like Hillside-Quadra to accept more housing, retail, offices and other urban uses through infill development and redevelopment of older buildings.

Some of this pressure has already been experienced in the neighbourhood. Eighteen new multi-family projects have been built in the past 10 years, three more are under construction and an office expansion of the Union Centre on Quadra is planned.

One of the primary reasons for undertaking the Hillside-Quadra Neighbourhood Plan at this time is to assess the situation – to consider how much change might occur and, if so, where this should take place and under what rules and conditions. Planning thoughtfully for some change in the neighbourhood over the next five to 10 years means that future development and public investments will be a good fit with the existing character of the neighbourhood and, in some cases, improve the physical appearance of some blocks.

**Planning for modest change**

The policies of the plan are intended to strengthen the essential qualities of the neighbourhood through the actions taken, and the services provided, by the City of Victoria. No widespread change is being encouraged through the plan, although there is an intention that the proposed zoning changes in Quadra Village will stimulate redevelopment over the next decade.

**Primary purpose**

The primary purpose of the Hillside-Quadra Neighbourhood Plan is to:

- involve residents and businesses in identifying the unique features of the neighbourhood and expressing their wishes for its future;
- identify where land use changes might occur and under what conditions;
- provide direction for further consideration by the City of Victoria in the areas of parks, sidewalks, roads and traffic control, underground services; and
- provide advice to other public agencies such as the Greater Victoria Water District, School District #61 and others regarding their properties/operations within the Hillside-Quadra neighbourhood.

Although the plan is intended as a guide to present and future residents, planners, developers and City Council, no plan can – or should – last forever. Neighbourhood and city-wide circumstances and priorities change over time and, as such, a plan update should be considered within an eight to 10 year time frame.

**Summary Map**

The Summary Map identifies where change is least likely to occur and where change might occur within the next five to 10 years. As a general statement, very little change is expected to take place in the established family-oriented areas of the neighbourhood. The area where the most change could take place is along Quadra and Hillside in the vicinity of the Quadra-Hillside intersection.
HILLSIDE QUADRA NEIGHBOURHOOD

Maintain Current Zoning
(consider duplexes and small lot stds meeting established City criteria)

Areas of Potential Change
Rezoning will be considered:
duplex to low density townhouse

consider reduction of allowable height, more street retail

apartment to duplex

apartment to townhouse

Smith Hill Reservoir & Summit Park:
create new Zone with limited uses
including park

City owned lots

Note: In adopting the plan, Council removed from it a recommendation that these lots be sold for low density housing (detached, duplex, townhousing). This recommendation is to be brought forward for further review when Council considers the future plans for these lots.
Context

The City of Victoria is committed to maintaining strong and healthy neighbourhoods that are home to people of a range of different ages, incomes and lifestyles. The City also encourages new residential development where community services and facilities already exist or where they can be easily provided. Areas such as Songhees, Harris Green and the Selkirk Waterfront are examples of three new communities within the already built-up city.

City Council policies also favour the development of affordable housing through infill and some redevelopment. In the past few years, Victoria has been Canada's least affordable metropolitan area. Statistics from Canada Mortgage and Housing Corporation for the first half of 1994 indicate that only 15% of families and just over 6% of individuals who currently rent are able to purchase a starter home.

During the past two decades, most of the new housing built in the city's neighbourhoods has been of the multi-family type. This is largely in response to market demand and partly because there is very little land remaining for new detached housing. In recent years, condominiums have provided an affordable home ownership option for first-time buyers (couples and individuals) who want to remain in the city as well as for older households (empty nesters and retirees) who traditionally purchase this form of housing.

The Hillside-Quadra neighbourhood is almost fully developed and has a pleasant, mature feel about it. Many streets are tree-lined and have grassed boulevards. There is a mix of housing types of varying styles, sizes, densities and ages. These variations help make the neighbourhood one of the most interesting and attractive in Greater Victoria.

During the past six years, just over 500 apartment units have been constructed in Hillside-Quadra, the majority being strata-titled condominiums. Only two purpose-built rental projects were constructed. Most redevelopment has taken place along Hillside and Quadra, although there is a seven block area south of Hillside between Dowler and Prior which has been redeveloped for condominiums. The majority of multi-family projects that have been built in the neighbourhood did not require a rezoning as the sites had been zoned for this purpose in the late 1950s (see Appendix 1).

In addition to the areas in the southern half of the neighbourhood, a portion of the S.J. Willis School site at Quadra and Topaz is being developed for multi-family
Distribution of Multi-Family Dwellings
By Neighbourhood, Between 1981 and 1993

Source: City of Victoria

Distribution of Multi-Family Dwellings
By Neighbourhood, Between 1989 and 1993

Source: City of Victoria
Owned and Rented Dwellings
City of Victoria and Hillside-Quadra, Selected Years

Source: Statistics Canada

Type of Dwellings
City of Victoria and Hillside-Quadra, 1991

Source: Statistics Canada
housing. This follows a rezoning in 1992. When complete, this site will accommodate a mix of market and non-market housing for singles, families and seniors. Both apartment and townhouse types are being developed.

Apart from redevelopment opportunities in the commercial area along Quadra and Hillside, there is very little apartment redevelopment potential in the existing zoning. From the analysis done during the study, it appears that there are only two other sites that are likely to result in redevelopment as apartments or condominiums. This is because most of the sites zoned for multifamily housing have already been developed and the remaining lots in the appropriately zoned areas are small, scattered or difficult to assemble under the existing regulations. An example of this is a site currently zoned for apartments but likely to be redeveloped as the new Blanshard Community Centre on Kings Road at Dowler.

In areas of Hillside-Quadra where detached housing predominates, densities are approximately six homes per acre. Townhouses and garden apartments in the neighbourhood are up to 15 homes per acre; apartment buildings range up to 62 homes per acre.

In the coming decade, it's likely that most of the change that will take place in the neighbourhood will be as a result of many individuals' decisions to renovate, add on or redevelop their homes. Collectively, these individual actions will gradually change the appearance and character of the community.

The northern portion of the neighbourhood has many small homes on relatively large lots – some of these have spectacular views over the city and the Strait beyond. As land becomes increasingly valuable in the central parts of the city, small homes in this area of the Hillside-Quadra neighbourhood will become good candidates for redevelopment to the maximum size allowed under the current zoning. Early examples of this already exist along Topaz and Montrose.

Although the City's current zoning is quite limiting with respect to the size of detached home that can be built, the existing zoning still allows for considerably larger homes than are characteristic of the neighbourhood at this time. As a preemptive measure, it is better to tailor the zoning envelope to be more compatible with the form and character of the area before large scale redevelopment occurs.

Similarly, the City has zoning guidelines for the maximum size of duplexes, but these may be somewhat out of keeping with the size of lots/physical form of housing which is currently zoned for duplexes in the Cook/Hillside sub-area of the neighbourhood. At the present time, there are about 25 duplexes in an area of 245 homes. As more of these homes are converted from single to duplex status, it is appropriate to have a zoning envelope in place that is tailored to the character of this sub-area.

**Objectives**

- To ensure that future housing infill or redevelopment is compatible with the established scale and character of adjacent and nearby housing; and
- To retain the varied character of the neighbourhood with its wide range of housing types, tenures and sizes.

**Recommended Policies and Actions**

The recommendations which follow are intended to strengthen the family-oriented character of the neighbourhood while encouraging the development of some new, affordable housing. This is consistent with City Council's housing policies.

**H1** Much of the neighbourhood should be kept as **low density housing** – single homes, homes with secondary suites, single homes on small lots and duplexes. This will retain both the form and character of the mature areas of the neighbourhood.

Although there is some variation, typically, lots in the Hillside-Quadra area are 50 feet wide by 120 feet deep, resulting in rectangular lots of 6,000 sq.ft. Expressed differently, there are about seven detached homes per net residential acre. Duplex
zoned lots can accommodate up to 14 homes per net residential acre.

Areas to be zoned for detached homes are identified on the accompanying Map 1. If planning applications come forward for detached homes on smaller than typically-sized lots, or for a duplex, these applications should be considered on their own merit. Provided they conform to criteria already accepted by the City, they may be approved.

Additionally, conversions of detached homes to include an additional suite(s) may also occur if they meet the City's building and parking standards.

**H2** Gradual change through infill and new development will be acceptable in some locations. As a general statement, family-oriented townhouses are preferred to apartments or condominiums.

**H3** There are three specific areas where a change from duplex zoning to a low-density townhouse zoning is recommended:

- Fifth between Kings and Bay;
- Fifth between Hillside and Vista Heights; and
- Hillside between Blackwood and Cook.

**H4** Lots that have not already been developed, or approved for development, for apartments in the area zoned for apartments south of Hillside should be rezoned as townhouses (equivalent to RK zone). The exception to this is a property owned by the Greater Victoria School District which is currently zoned for apartments. As of spring, 1994, the school district indicated that no redevelopment or alternative use of the site was contemplated. For this reason, the recommendation is that the site should be rezoned from apartment to duplex (refer to Map 1).

**H5** To the extent possible, new housing should be designed to “fit comfortably” into the neighbourhood. Generally, new housing should be compatible in size and exterior design to nearby housing. This applies equally to all types of housing, including detached homes and home additions. The intent of this policy is not to force conformity or encourage monotonous design, but to encourage architects, designers and builders to take the existing character of neighbouring properties into account in the design of new housing.

**H6** Housing is a desirable component of any new development or redevelopment in the Quadra Village area. If appropriate, housing should be required as part of any new development or redevelopment. Alternatively, the provision of housing could be...
encouraged by means of incorporating a bonus density provision in rezoning for the area (e.g., limiting commercial use by itself to a Floor Space Ratio of 1:1 with up to 40% more floorspace permitted with the inclusion of housing above commercial uses).

The zoning could be changed to provide bonus floorspace if housing is included. Without housing, the Floor Space Ratio could be 1.0 : 1.0; up to 40% additional floorspace could be allowed if housing is included, resulting in a Floor Space Ratio of 1.4 : 1.0. The zoning should also be changed to limit heights to four storeys (cross reference: C2).

**H7** The exterior design of any new multi-family housing of more than six units should be reviewed by the Advisory Design Panel (ADP) or, in the case of smaller projects which are not reviewed by the ADP, by the City's area planner/urban designer. This is recommended to ensure that the exterior form and materials to be used are reasonably compatible with those of their neighbours and that the front face of the project contributes to making that portion of the street an attractive, safe and friendly environment.

**H8** As resources allow, the City should undertake a special study on the appropriate maximum size/zoning envelope for areas of the neighbourhood that are zoned for detached homes. The objective of this study would be to establish certain design guidelines with respect to size, height, mass and site coverage.

**H9** As discussed earlier in this section of the plan, much of the future physical change in the northern area of the neighbourhood will come through renovations and additions to existing housing and from demolition of existing homes, followed by new construction. In order to ensure that the resulting housing is, in general, in keeping with the established character of the neighbourhood, as resources allow, the City should undertake a special study on the appropriate maximum size/zoning envelope for areas of the neighbourhood.
Maintain Current Zoning
(consider duplexes and small lot sfds meeting established City criteria)

Areas of Potential Change
Rezoning will be Considered:
duplex to low density townhouse
consider reduction of allowable height, more street retail
apartment to duplex
apartment to townhouse

Smith Hill Reservoir & Summit Park: create new Zone with limited uses including park

City owned lots

Note: In adopting the plan, Council removed from it a recommendation that these lots be sold for low density housing (detached, duplex, townhousing). This recommendation is to be brought forward for further review when Council considers the future plans for these lots.
Commercial
Quadra Village – the heart of the neighbourhood

Context
During the planning process, a good deal of time was spent by the Steering Committee discussing how the area in the vicinity of the Hillside-Quadra intersection could be made more attractive and interesting.

The principal shopping area within the neighbourhood radiates from the Hillside and Quadra intersection. Stretching about 600 metres along Quadra and 200 metres along Hillside, the shopping area is a mix of retail stores, services and small offices. Some of these businesses cater to people living nearby (e.g. Bahr’s Drugs and Fast Edies), others draw their customers from the entire region (e.g. The Brick, The Roxy, San Remo restaurant). The area has buildings of varying sizes, styles, conditions and ages.

Unlike shopping areas of similar size such as Cook Street Village or Oak Bay Village, it lacks its own “sense of place”.

Traffic volumes along Quadra Street (about 17,000 vehicles in an average 24-hour period) have a large impact on the area. From a pedestrian’s point of view, this traffic intrudes on people’s shopping experience – noise, vehicle exhaust, busy intersections.

At night, the shopping area seems threatening to some local residents. A number of people indicated that the Liquor Store is a destination for many people who live outside the neighbourhood and that there have been growing problems associated with prostitution and drug dealing in the vicinity of Kings and Quadra.

Many residents indicated they would shop more often in the Hillside-Quadra shopping area if there were a major grocery store. A number of people commented that the area was much more alive before the Safeway store (now The Brick) closed in the mid-1980s.

The current CIN zoning allows a mix of retail, offices and housing. With a Floor Space Ratio (FSR) of 1.4 : 1.0, this zone allows for a building which can be 140% larger than the lot on which it is situated. The zone also has a height limit of 21.5 metres (six to seven storeys), a 3.0 metre setback and parking requirements of 1.4 spaces for each residential unit and one space per 37.5 m² of stores or offices (most offices are 1 space per 65m²).

The existing pattern of development is under-built relative to the zoning. Over time, as the city grows, the area will become more popular and it is likely that existing buildings will be renovated or replaced with new buildings, to take advantage of a greater portion of the zoning envelope. If infill and redevelopment are done well, the area can become more interesting, attractive and safe for neighbourhood residents. Notwithstanding the potential market demand for

Quadra Village lacks its own identity. Public and private investments, over time, will make the area more attractive and interesting.
redevelopment, the depth of existing properties and fragmented ownership will have a natural limitation on redevelopment potential and the maximum height of buildings, particularly on the west side of Quadra Street south of Hillside.

The only other cluster of retail activity is at the extreme north end of the neighbourhood at Quadra and Tolmie (Italian Bakery, Wallis Food Market). This small area is somewhat more oriented to the neighbourhood to the north in Saanich than to the Hillside-Quadra neighbourhood. The development potential for commercial at this location is built out.

Outside these two areas are two convenience-type stores serving the neighbourhood. Both of these were originally built in an era before the widespread ownership of cars. There are no other sites in the residential areas of the neighbourhood to build any other convenience stores.

**Objectives**

- To confine the expansion of commercial activities (retail, office) to the existing commercial area in the vicinity of the Hillside-Quadra intersection; and
- To encourage public and private investment in the Hillside-Quadra commercial area that will make it a more interesting, attractive and safe neighbourhood shopping area.

**Recommended Policies and Actions**

The Hillside-Quadra shopping area could become a more attractive and vital part of the neighbourhood. The area is a good candidate for designation as a Business Improvement Area, if and when the merchants in the area are ready to pursue this program. The area may also be a good candidate for special revitalization funding from the Province. Although there was limited participation by the business community in the study, among those who did become involved there was general interest in pursuing revitalization opportunities.

As discussed in the Transportation section of this plan, local residents would like to limit the growth of traffic volumes on Quadra through various traffic calming measures.

A number of recommendations follow which, if approved and implemented, would aid in strengthening the area and making it a more attractive and pleasant place to shop and do business. In general, it was felt that the area should be redeveloped as a three to four storey mixed retail and residential area. It was felt that the current zoning, which would allow up to seven storey developments, would be too intense and physically overwhelming for the area.

Participants in the process identified Cook Street Village as an attractive neighbourhood-oriented shopping area but recognized that the large trees/boulevard on Cook are tremendous assets that could not be replicated in the Quadra Village area for many decades. Overall, street landscaping was seen as somewhat important, but not the most important component in a revitalization program. More emphasis was placed on enhancing the vitality of the area through a good variety of small, neighbourhood oriented shops, a continuous retail frontage and less impact from vehicular traffic/parking lots.

**C1** The Hillside-Quadra shopping area should become known as Quadra Village and the City should be open to joint efforts of merchants and property owners to improve and beautify the area. In particular, improved landscaping should be investigated. The City should advise merchants and property owners of the benefits of becoming a Business Improvement Area and/or obtaining provincial funding for revitalization.

**C2** The zoning should be changed to encourage development that fits comfortably with the surrounding area. Specifically, the City should adopt the following:

- height reduction from seven to four storeys (28 m to 12 m);
Quadra Village Visions
for illustrative purposes only

Combining commercial and residential: splayed building corner at intersection

Combining commercial and residential

Hillside-Quadra Neighbourhood Plan - February 1996
• requiring residential as a use in any new building or alternatively, providing a potential 40% floorspace bonus for developments that include housing and permitting only a FSR of 1:1 for commercial only developments (cross-reference H5);

• requiring continuous streetfront commercial uses (e.g. no blank walls, garage entrances or similar dead spaces that break up the continuity of the streetscape); and

• establish a maximum frontage for each retail/office unit facing onto Quadra and Hillside in the area identified on the accompanying Map 1A (e.g. maximum frontage could be in the range of seven to nine metres).

C3 The City should establish Quadra Village as a Revitalization Development Permit Area. Guidelines would be developed by the City that would be passed on to any developer planning to build in the area (drawings on page xx illustrate potential designs). These would include, but not be limited to, the following:

• splayed or rounded building corners at intersections with direct access to buildings in these locations;

• adequate manœuvring space for wheelchairs and strollers where there is a proposal to extend into the public right-of-way (e.g. outdoor cafés, greengrocer stands, etc.); and

• adequate parking for bicycles.

C4 The City should approach the owner of The Brick site (owned by Canada Safeway) to encourage the company to consider the future redevelopment of the site in a way that is more complementary to the idea of a village-like character. A redevelopment that had housing and street level retail along Quadra would be favoured (equivalent zoning would be CR.3M). Along Fifth Street, housing would be favoured, with no access for commercial traffic onto Fifth Street. It is recognized that this is a long-term policy which requires further discussion with the owners of the site.
Proposed Quadra Village

- reduce height from 7 to 4 storeys
- reduce parking standards for new residential
- continuous streetfront commercial along all major streets
- require residential as a use in any building
- encourage landscaping along boulevards

HILLSIDE QUADRA NEIGHBOURHOOD
Transportation
More for pedestrians, transit users and cyclists; less for cars

Context

The Hillside-Quadra neighbourhood is bounded by three arterial routes – Blanshard, Cook and Bay. These roads support large volumes of rush hour traffic as well as high volumes throughout the day and evening. The fourth boundary road – Tolmie Avenue – is a local road which carries relatively light daily volumes.

The community is also impacted by two additional arterial roads – Hillside and Quadra.

The heaviest flow of traffic is on the western boundary of the neighbourhood, along Blanshard. One of the busiest routes in Greater Victoria, this road carries 24-hour volumes upwards of 44,000 vehicles. Quadra, extending the length of the neighbourhood, has 24-hour volumes of about 17,000 vehicles. Similarly, Hillside Avenue, running east and west has volumes just below 26,000 vehicles. These traffic volumes have remained relatively constant for the past five years.

24-hour volumes on some other roads in the neighbourhood are:

- Bay n. Dowler * 18,820
- Finlayson n. Cook 13,450
- Cook n. Summit 10,950
- Fifth n. Kings * 2,438
- Topaz n. Quadra 1,250
- Vancouver n. Kings 633

* Denotes City of Victoria 1989 traffic counts; all others are 1992.

Four of the five arterial roads in the neighbourhood were designed as major roads several decades ago and have carried relatively high volumes since they were built. (Cook Street north of Bay Street is an exception, having been reconstructed as an arterial road in 1984.) Although long-time residents and newcomers to the area have become accustomed to living with these busy streets, there is a concern that if volumes continue to increase, there will be a decline in the neighbourhood’s livability – greater congestion, more noise, more fumes, less safety for pedestrians.

An intersection is the most likely place for an accident to occur. In the Hillside-Quadra neighbourhood, the most frequent accidents have occurred at the intersections of Quadra at Bay and Blanshard at Topaz. These two trouble spots have been the subject of recent studies by the City’s Engineering Department and adjustments are planned to reduce the potential for accidents.

Most recently, in response to residents’ concerns and after a review by the City, traffic control measures to avoid short cutting were introduced at Blackwood and Kings. Other “traffic calming” devices, such as closures and restricted turnings, have been introduced in an effort to minimize the negative impacts of traffic short cutting in the neighbourhood.

During the study period, residents raise a number of transportation issues which relate to safety for pedestrians, cyclists and motorists. In particular, many...
residents expressed concerns about the traffic volumes and speed of traffic close to Quadra and Blanshard Schools and in the retail area on Quadra near Hillside. Measures to reduce conflict between pedestrians and motorists at specific intersections were also considered to be a priority.

Short cutting on certain residential streets and back lanes to avoid traffic congestion and delays on Quadra, Hillside and Cook was also viewed as a continuing problem. Jackson, Graham and Vista Heights are among the streets/lanes between Quadra and Blanshard Elementary School which experience the most short cutting.

Some local parking problems (e.g. Topaz Park) were also identified as issues.

Map 2 depicts major aspects of the traffic management plan.

BC Transit provides three bus routes to provide public transit in the neighbourhood. North-south service is provided by two lines, #6 Quadra and #20 Cook. On a weekday, these routes carry, on average, 5,400 passengers. The principal route is Quadra, carrying almost five times as many passengers as the Cook Street route. East-west travel in the neighbourhood is available on the #4 Mt. Tolmie, which travels along Hillside Avenue.

BC Transit is planning two changes to provide additional services for Hillside-Quadra and other nearby residents. The first of these will be the introduction of an “accessible service” in September 1994 on the #6 Quadra route, which will provide an entirely new service for people with mobility challenges. The second change will be the addition in 1995 of a new route to provide additional east-west bus service along Bay Street. The new route will begin at the Dock yard in Esquimalt and extend to the Royal Jubilee Hospital.

Overall, bus ridership has been increasing at a rate of slightly over 3% per year. No specific information is available for ridership in the Hillside-Quadra neighbourhood.

**Objectives**

- To minimize the impact of motorized traffic on the community;
- To minimize short cutting through the neighbourhood on local streets, roads and lanes;
- To ensure pedestrian safety, particularly for school children using collector and arterial roads;
- To ensure that traffic moves at speeds which are safe and appropriate for the local environment; and
- To minimize conflicts among car, bicycle, pedestrian and bus traffic travelling in the Hillside-Quadra neighbourhood.

**Recommended Policies and Actions**

As previously discussed, this plan sets an overall land use and zoning framework for the community in the coming five to 10 years and provides guidance to the City and other public agencies with respect to what changes and/or projects they should consider in their own programs and budgets.

Following the conclusion of the public participation component of this study, the City’s Engineering Department undertook a detailed Neighbourhood Transportation Management Plan. Participants in this planning process developed four principles for those involved in the neighbourhood transportation management plan:

- minimizing through traffic on local roads;
- encouraging public transit and non-motorized travel;
- reducing excessive speeds on roads; and
- increasing safety and comfort for pedestrians, cyclists and transit users.

We also suggest that the City Engineering Department consider the following recommendations during its neighbourhood traffic planning study:

**Traffic Calming Measures**

Traffic calming measures such as speed humps, traffic circles, diverters, better signs and modified signal timing should be looked into to discourage and,
eventually, eliminate traffic short cutting on the following roads and lanes:

- Jackson Street;
- Vista Heights;
- Kings Road;
- Vancouver Street;
- Lane between Quadra Street and Blanshard Elementary School; and
- Glasgow Avenue.

T2 Provided overall road safety can be maintained, traffic measures should be investigated that discourage the growth of car and truck volumes on Quadra Street – particularly in the vicinity of Quadra Village. These could include such measures as retaining on-street parking and improving signalization for pedestrians.

Measures that balance the needs of pedestrians, cyclists, transit users and motorists should be considered and, where appropriate, priority should be given to non-auto modes of travel.

T3 Measures to reduce the conflict between pedestrians and motorists should be investigated along the main walking routes to the neighbourhood’s schools, as well as at the following intersections:

- Finlayson and Quadra;
- Topaz and Quadra;
- Hillside and Quadra; and
- Dowler and Bay.

T4 A pedestrian-activated crosswalk signal at the Dowler and Bay intersection should be reviewed as a priority.

This is a busy and dangerous intersection for pedestrians. There are many children living nearby.

T5 Measures to reduce speeding along Quadra and Topaz in the vicinity of Quadra School should be investigated. Ways to reduce traffic speed should also be considered for the following streets:

- Quadra at Finlayson Street/Summit Avenue; and
- Bay Street in neighbourhood.

T6 There should be a re-examination of the proposed bicycle routes in the City’s draft Bicycle Master Plan to ensure that these are compatible with the neighbourhood’s needs. In particular:

- Fifth Street at Finlayson;
- and
- Vancouver at Hillside.

Overall, the residents who participated in the planning process agree with the objectives of the draft Bicycle Master Plan to provide a safe and comfortable environment for recreational and commuting cyclists.

T7 Undertake a parking management plan for the residential streets in the vicinity of Topaz Park, involving nearby residents and businesses. In particular, parking on Topaz, Glasgow and Finlayson Streets is a problem, especially on weekends and some holidays.

T8 The City should continue to promote the Safe Route to School program in cooperation with the Greater Victoria School District and Quadra and Blanshard schools. Safe Routes to School should continue to be updated every year.

T9 The current 66 foot road cross-section along Quadra between Bay and Tolmie should be maintained unless safety needs arise which require a wider cross-section.

The intent of this policy is to ensure that any future widening of Quadra in the vicinity of the Quadra Village is given careful consideration by all involved at the time. In the view of neighbourhood residents participating in the 1994 study, the effect of any future widening of the roadway might result in an undesirable increase in traffic volumes and might preclude the type of redevelopment that is being promoted through the objectives and policies outlined in the Commercial section of this plan.
The current right-of-way for a city arterial road is 98 feet. At the present time, the paved portion of Quadra Street between Bay and Tolmie is 44 feet and the distance between the property lines is 66 feet. At the time of any future redevelopment, the City might exercise its right to have buildings set back to allow for a possible future widening. This could have the effect of further separating buildings along Quadra and make it even more challenging to establish the area as a village centre.
Recommended Improvements

1. Reduce Short-Cutting
2. Improve Intersection
3. Improve Pedestrian Friendliness
4. Improve Pedestrian Crosswalk
5. Reduce Speeding
6. Parking Management Plan
Parks, Open Space and Recreation

Keep green and natural areas; make improvements for young children

Context

Residents of Hillside-Quadra have the benefits of large parks and open spaces in the neighbourhood as well as publicly funded recreation opportunities nearby – Cedar Hill Recreation Centre, Cedar Hill Golf Course and the Crystal Pool/Fitness Centre.

There are nine City parks and playlots totalling almost 43 acres in the Hillside-Quadra neighbourhood.

<table>
<thead>
<tr>
<th>Park</th>
<th>Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Topaz Park</td>
<td>28.87</td>
</tr>
<tr>
<td>Summit Park</td>
<td>11.50</td>
</tr>
<tr>
<td>Jackson St. Playlot</td>
<td>1.12</td>
</tr>
<tr>
<td>Quadra Heights Playlot</td>
<td>0.60</td>
</tr>
<tr>
<td>(Rutledge/Villance)</td>
<td></td>
</tr>
<tr>
<td>Blackwood Green</td>
<td>0.69</td>
</tr>
<tr>
<td>Wark St. Playlot</td>
<td>0.45</td>
</tr>
<tr>
<td>Highview Playlot</td>
<td>0.41</td>
</tr>
<tr>
<td>Mars Street Park</td>
<td>0.25</td>
</tr>
<tr>
<td>Highview Street Playlot</td>
<td>0.25</td>
</tr>
</tbody>
</table>

The relatively large expanse of open space/park in the Smith Hill/Summit Park area (18 acres) is highly valued by many residents of the area as a peaceful, natural area in a central and accessible location. There are few Garry Oak meadows of this size remaining in the lower Island.

School playing fields within the neighbourhood also provide additional outdoor recreational opportunities. Topaz Park serves as a neighbourhood park as well as a favourite location for regionally-organized sports leagues.

The City’s Official Community Plan sets a standard of 0.6 hectares (1.5 acres) of parkland per 1,000 residents. Relative to this standard, the Hillside-Quadra neighbourhood is very well served with 2.59 hectares (6.4 acres) per 1,000 residents. (Note: This excludes the Smith Hill Reservoir and school grounds.)

Even though there is a relatively high ratio of parkland for the neighbourhood, some types of park are under-represented relative to the needs of the community. In particular, using the Parks Department standards, there is a deficiency of parklands for young children in the area south of Hillside. Map 3 illustrates existing parks and open spaces, and proposed changes.

The Greater Victoria Water District’s Smith Hill Reservoir – located adjacent to Summit Park – provides an additional seven acres of open space. Although the reservoir is currently fenced off for public safety purposes, it is a favourite spot for visiting waterfowl and other bird life. The current position of the Water District is to retain the reservoir for a possible future use.

Garry Oak environments, such as Summit Park, are a rarity in the city.
Recent and Planned Improvements

A children's playlot has been completed recently at Topaz Park near Glasgow Street. This is designed for accessibility by children with a wide range of physical abilities, through the inclusion of a ramp and sensitively planned play features. The construction of a second playlot equipped with this popular adventure play equipment is scheduled for 1995. Additionally, an all-weather play field is about to be developed at the southwest corner of Topaz Park.

Previous park improvements have included the addition of play equipment to Highview Playlot (1977) and Summit Playlot (1977), as well as improvements to the Finlayson Field in Topaz Park (1977).

Objectives

- To minimize the loss of publicly owned green space/open space in the neighbourhood;
- To maintain the tree-lined character of neighbourhood streets and minimize the loss of mature trees located on public and private property;
- To support the preservation of natural areas, in particular, the Garry Oak meadows located on Smith Hill; and
- To ensure that the existing City parks and school grounds are maintained and upgraded in response to the changing needs of the community.

Recommended Policies and Actions

The neighbourhood has a good mix of regional and community parks and natural open spaces, providing a range of recreational opportunities for people of all ages, interests and abilities. There are some areas, however, where improvements and/or updating are warranted.

P1 There are extensive areas of mature Garry Oaks in the residential area north of Hillside Avenue. These trees give the area its distinctive character.

The City should investigate ways to ensure that Garry Oak trees on both public and private property are well maintained. The City should continue to give consideration to legislating a city-wide tree protection bylaw that would limit the type of pruning and the premature felling of these trees.

Interest groups, such as the Garry Oak Society, also have an important role to play in helping the public at large to become more aware of the proper care and management of Garry Oaks and the need to preserve them in the community. They could also set up a program making available on site inspections and proposed maintenance programs for private trees.

P2 Summit Park should be protected and restored as a native Garry Oak meadow habitat. The City should look into ways to involve the community as volunteers in such programs as pruning, removal of broom and other hands-on activities to maintain and improve the habitat.

Popular new playlot at Topaz Park has been designed for children with a range of physical abilities.
The Wark Street playlot is overdue for new play equipment.

**P3** If the Greater Victoria Water District decides to sell or lease the Smith Hill Reservoir for a purpose unconnected with its current function. The City of Victoria should be given first right of refusal to purchase or lease the property.

**P4** The Smith Hill Reservoir is currently zoned as “single family dwelling”. It should be rezoned to a new zone with a narrow range of permitted uses, including but not necessarily limited to a nature sanctuary. The narrow range of uses should be those that would be compatible with a wilderness park and wildlife sanctuary. The children’s play area should remain but not be expanded to conflict with the largely passive quality of Summit Park.

In order to make the general public more aware of the existence of this unique environment in an urban setting, consideration should be given to development of interpretative trails and educational materials.

**P5** The City should prepare a Master Plan for Topaz Park, with input from neighbours and community groups who use the park. One or more areas should be identified for priority use by groups and organizations in the Hillside-Quadra neighbourhood.

**P6** Another playlot, suitable for young children, should be developed by the City in the area south of Hillside and east of Quadra. This area has a relatively high number of younger children and is the area least well served by existing playlots. In particular, the underused area on the Fifth Street side of the Warehouse School site should be investigated as a possibility. The City should approach the School District with this possibility (cross-reference SP4).

As the City is currently updating its own play structures to meet current CSA standards, budget priorities may preclude the installation/maintenance of play equipment on school district property in the short term.

**P7** Improvements to the City-owned Wark, Jackson and Blackwood Green playlots are overdue. Of these three, the Wark playlot is considered to be of highest priority for improvement. Inclusion of bike racks in all three playlots should be considered.
Social Planning and Community Facilities
A safer neighbourhood; more activities, especially for young people

Context

The neighbourhood is home to four public schools. Blanshard Elementary School serves the K-7 student population in the south part of the community. Quadra Elementary school offers an English program to K-7 students in the north part of the neighbourhood as well as a K-7 French Immersion program for students living in the central part of the school district.

Warehouse School is located in the 2500 block of Quadra. Formerly an elementary school, this is now the home of one of the School District's alternative programs for high school aged students. Approximately 75 students, living throughout the district, attend Warehouse School.

S.J. Willis School is currently being used by the School District as administrative offices and for adult education and an alternate school program. Both the auditorium and gymnasium are rented out extensively to community groups throughout the region.

In 1993/94, a portion of the school site was developed as a mixture of non-profit rental and affordable private condominiums. At that time, the development was contested by neighbours and others in the community.

The four schools are tremendous assets in the neighbourhood. Although access to these schools presents some difficulties for the neighbouring community, some use is being made of Blanshard School by the community centre and the City's Parks and Recreation Department uses Quadra School for an after-school care program. Much more and better use of school facilities is needed, including local community priority uses and the exploration of a rental rate system to accommodate youth vs. adult, profit vs. non-profit, etc.

The extremely well-used Blanshard Community Centre, located at 901 Kings Road, is old and inadequate in size to meet current and future demands for community programming. Renovations to bring it up to the Building Code are considered to be too expensive and the City has recently acquired a site to allow the Centre to be replaced and expanded.

Throughout the planning study, a number of people identified issues related to personal safety and security as being their greatest concern about the neighbourhood. In an early survey undertaken through the study, personal safety and security issues were identified among the four major concerns.

Discussions with the Community Liaison Officer indicated that two areas of the neighbourhood attract non-residents who sometimes

S.J. Willis School is used extensively by community groups.
become involved in nuisance/menacing activities – Summit Park and the parking lot associated with the Liquor Store on Quadra south of Hillside.

There is a high proportion of children, teens and young adults living in the area south of Hillside Avenue. From discussions with residents, youth workers and representatives of the Downtown Blanshard Community Advisory Committee, there is a pressing need for more recreational and social activities for these groups.

**Objectives**

- To ensure that local groups have fair access to City-owned parks that are frequently used by regional groups;
- To support the replacement of the Blanshard Community Centre and encourage the continued development of its programs and services in response to the changing needs of the community; and
- To increase both the perception and reality that Hillside-Quadra is a safe place to live and work.

**Recommended Policies and Actions**

The following recommendations are made with respect to schools in the area:

**SP1** The City should continue to communicate with the Greater Victoria School District regarding new developments in the area to determine their potential impact on school facilities.

**SP2** The City should approach the Greater Victoria School District to prepare a joint use agreement to provide better (preferred) access for neighbourhood groups to local schools and playing fields. In exchange, students could make greater use of city facilities such as the Crystal Pool and Memorial Arena. Currently, discussions are under way towards this end through the City’s Parks and Recreation Department.

**SP3** The City should explore the possibility of sharing costs with the Province and School District to make better use of Warehouse and S.J. Willis schools for activities such as a daycare and/or branch library.

**SP4** The City should approach the School District to determine whether the grounds of Warehouse School could be shared with the neighbourhood. In particular, the City should explore whether a playlot and/or community garden could be located on the eastern portion of the site adjacent to Fifth Street (cross-reference: F6).

**SP5** The City’s Parks and Recreation Department should continue to examine ways to initiate subsidized youth sport leagues in the neighbourhood.
SP6 The City should encourage improvements to the commercial area along Quadra Street in the vicinity of Hillside and Kings, to make it more pedestrian-friendly and eliminate possible entrapment spots. Additional street lighting at strategic locations (private and public property) is desirable.

SP7 The City, through the community policing station, should continue to support the Community Watch program. Residents should be encouraged to get involved in this program or in reactivating the Neighbourhood Watch and Block Parent programs.

SP8 Developers of major residential and commercial projects should consider the social concerns and needs of residents of the area during the preparation of site and building plans. Reference should be made to the City's Social Planning Development Review Guidelines.
The City Engineering Department is responsible for maintaining the infrastructure of all areas of the City and budgeting for improvements.

Generally, the infrastructure of the Hillside-Quadra area is considered to be satisfactory. Very few problems were identified by residents for consideration as part of the neighbourhood planning process.

**Context – Water Supply**

Recent improvements in the area’s mains water supply linkage have enhanced the water servicing for the neighbourhood. With the exception of the uppermost part of the Summit area, the neighbourhood water needs are considered well met, with no plans for improvements. Multi-family dwellings at the Summit, however, should expect lower levels of water pressure during periods of high draw. Any additional multi-family developments in the Summit area may be problematic insofar as there is likely to be difficulty in supplying adequate water for fire protection.

**Context – Drainage**

The neighbourhood has a relief which, in general, helps to minimize potential drainage problems. Improvements, however, are scheduled on Fifth Street from Topaz to Kings Road, where deficiencies in flood protection have been identified. Funding from the City’s capital maintenance program has been obtained, and work is tentatively scheduled for 1996.

**Context – Sanitary Sewers**

A new storm drain and sanitary sewer connector was installed this summer in the Kings Street area, with more improvements planned. Fifth Street, from Kings to Hillside, is tentatively scheduled for sanitary sewer improvement with 12” sanitary pipes replacing smaller 8” pipes, improving the carrying capacity of the system in the area. This work will be carried out in 1996, under the capital maintenance program.

**Context – Road, Sidewalk, Curb, Gutter**

The Rise, between Topaz and Montrose, is scheduled for road repair as part of the 1995 budget. In 1993, a portion of Topaz Avenue was repaired.

**Context – Street Lights**

At the present time, the Engineering Department has no plans to change or improve the lighting in the area.

**Capital Projects**

A number of improvement projects have been identified by the City’s Engineering Department, as shown on the accompanying table. Projects for 1998 and beyond are subject to Council’s approval.

<table>
<thead>
<tr>
<th>Year</th>
<th>Location/Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995</td>
<td>Topaz – Blanshard to Quadra / Pavement, sidewalk, gutter</td>
</tr>
<tr>
<td>1995</td>
<td>The Rise – Topaz to Montrose / Pavement</td>
</tr>
<tr>
<td>1998</td>
<td>Montrose – Blackwood to The Rise / Pavement</td>
</tr>
<tr>
<td>1998</td>
<td>Fifth St. – Bay to Kings / Pavement</td>
</tr>
<tr>
<td>1998</td>
<td>Prior St. – Topaz to Summit / Pavement</td>
</tr>
</tbody>
</table>

**Recommendations**

This section of the document does not contain any specific recommendations regarding public works.

Reference should be made, however, to the Social Planning section regarding the level of lighting along Quadra Street in the vicinity of Kings Road. Recommendation SP6 calls for improvements to the lighting levels in this area.
Context

There are several heritage homes in the neighbourhood, dating from the early part of the 20th century. Three of these are designated properties and an additional three are on the City’s Heritage Registry. Designation qualifies a site for various forms of assistance and demolition cannot occur without Council approval. The City assists the owners of heritage buildings by providing design guidelines, subsidies for building improvements and preferential treatment on land use, density and parking variances.

Two residences at 3010 and 3020 Quadra are formally designated properties. Built about 1890, the residence at 3020 Quadra is technically described as a cross-axial chalet. Its columned entrance and sleeping porch are extremely attractive features of this large home.

The third designated property, at 2715 Blackwood near Hillside, is a bungalow style residence dating from 1911. There have been few alterations since the home was built and its square porch and triple window detail are original features.

While not a formally designated property, Spencer Castle at 2906 Cook Street is the area’s best known landmark. Home for almost 50 years to one of Victoria’s best known families, the elegant Tudor Revival mansion was built by a prominent local architect, H.S. Griffith, prior to World War I. In the early 1970s, the “castle” was incorporated into a luxury condominium project at the east side of Smith’s Hill.

In addition to the heritage homes which are either designated or registered, there are a number of Arts and Crafts style character homes located around the perimeter of Smith Hill. Although these are not likely to be viewed as candidates for designation in the near future, they provide an attractive link to an earlier, more fanciful architectural era.

Objectives

- To conserve and enhance heritage buildings in the Hillside-Quadra neighbourhood.

Recommended Policies

HE1 The heritage inventory for the Hillside-Quadra neighbourhood should be updated as resources allow. The update should involve the community working in consultation with heritage staff and/or consultants. Consideration should be given to the service station at Quadra and Finlayson as well as some additional homes in the 3100 block of Quadra.

In addition to buildings, the inventory should identify clusters of mature trees, particularly stands of Garry Oaks, which make a unique contribution to the neighbourhood’s streetscape.
The City has the authority and financial resources to implement most of the recommended policies and actions in this plan. However, budget limitations and previous commitments will mean that some elements of the plan may be implemented over the next several years instead of immediately. The following table lists each of the plan’s 38 recommended policies in summary form and identifies what action is necessary to implement them. Additionally, it identifies which will be the lead City department and recommends a time-frame for proceeding.

<table>
<thead>
<tr>
<th>Table 1</th>
<th>Implementation of the Hillside-Quadra Neighbourhood Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Recommended Policy or Action</td>
</tr>
<tr>
<td>H1</td>
<td>Keep much of the area as low density housing</td>
</tr>
<tr>
<td>H2</td>
<td>Some locations suitable for infill and redevelopment – family townhouses preferred to apartments</td>
</tr>
<tr>
<td>H3</td>
<td>Change duplex to townhouse zoning in three areas</td>
</tr>
<tr>
<td>H4</td>
<td>Rezone from apartments to duplexes on scattered sites south of Hillside</td>
</tr>
<tr>
<td>H5</td>
<td>New housing should be designed to fit comfortably into the area</td>
</tr>
<tr>
<td>H6</td>
<td>Quadra Village zoning to be changed (cross reference: C2)</td>
</tr>
<tr>
<td>H7</td>
<td>Exterior design of buildings of more than six units should be reviewed by Design Panel</td>
</tr>
<tr>
<td>H8</td>
<td>Special study of appropriate “envelope” for duplex lots in the Hillside-Cook area</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>H9</td>
<td>Special study of appropriate “envelope” for detached housing lots</td>
</tr>
<tr>
<td>C1</td>
<td>Encourage revitalization of “Quadra Village”</td>
</tr>
<tr>
<td>C2</td>
<td>Rezone to reduce height, require housing, require continuous streetfront, establish maximum store/office frontage (cross-reference: H6)</td>
</tr>
<tr>
<td>C3</td>
<td>Establish a Development Permit Area in the Quadra-Hillside commercial area</td>
</tr>
<tr>
<td>C4</td>
<td>Approach owners of Brick site to encourage redevelopment</td>
</tr>
<tr>
<td>T1</td>
<td>Eliminate short cutting through traffic calming measures</td>
</tr>
<tr>
<td>T2</td>
<td>Minimize growth of traffic on Quadra</td>
</tr>
<tr>
<td>-------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>T3</td>
<td>Reduce vehicular/pedestrian conflicts at specific locations</td>
</tr>
<tr>
<td>T4</td>
<td>Provide a pedestrian-activated crosswalk at Dowler and Bay</td>
</tr>
<tr>
<td>T5</td>
<td>Reduce speeding in specific locations</td>
</tr>
<tr>
<td>T6</td>
<td>Re-examine City's draft Bicycle Master Plan routes through the neighbourhood</td>
</tr>
<tr>
<td>T7</td>
<td>Prepare a parking management plan for streets near Topaz Park</td>
</tr>
<tr>
<td>T8</td>
<td>Continue to support the Safe Route to School Program and update yearly</td>
</tr>
<tr>
<td>T9</td>
<td>Consider reclassification of Quadra to a secondary arterial road</td>
</tr>
<tr>
<td>P1</td>
<td>Investigate ways to preserve Garry Oaks</td>
</tr>
<tr>
<td>P2</td>
<td>Protect and restore the native Garry Oak habitat at Summit Park</td>
</tr>
<tr>
<td>P3</td>
<td>City to purchase/lease GVWD reservoir site if it is surplus to GVWD needs</td>
</tr>
<tr>
<td>P4</td>
<td>Rezone reservoir to a new zone with a narrow range of uses</td>
</tr>
<tr>
<td>P5</td>
<td>Prepare a Master Plan for Topaz Park</td>
</tr>
<tr>
<td>P6</td>
<td>Acquire another playlot in the area south of Hillside - Warehouse School preferred</td>
</tr>
<tr>
<td>P7</td>
<td>Improve existing playlots, particularly Wark Street</td>
</tr>
<tr>
<td>SP1</td>
<td>Continue to communicate with GVSD regarding new developments</td>
</tr>
<tr>
<td>SP2</td>
<td>Approach GVSD to prepare a joint use agreement for better access for neighbourhood groups and the public at large</td>
</tr>
<tr>
<td>SP3</td>
<td>Explore opportunities to make better use of Warehouse and S.J. Willis schools</td>
</tr>
<tr>
<td>SP4</td>
<td>Explore opportunities to use Warehouse School grounds – playlot or community gardens</td>
</tr>
<tr>
<td>SP5</td>
<td>Examine ways to initiate subsidized youth sport league</td>
</tr>
<tr>
<td>SP6</td>
<td>Safety improvements along Quadra, including street lighting</td>
</tr>
<tr>
<td>Code</td>
<td>Initiative</td>
</tr>
<tr>
<td>------</td>
<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>SP7</td>
<td>Support Community Watch, reactivate Neighbourhood Watch and Block Parent programs</td>
</tr>
<tr>
<td>SP8</td>
<td>New developments to consider social needs, use City's Guidelines</td>
</tr>
<tr>
<td>HE1</td>
<td>Update heritage inventory, add trees</td>
</tr>
</tbody>
</table>
### Appendix 1
**Apartment and Townhouse Development 1981 to 1994**

<table>
<thead>
<tr>
<th>Year</th>
<th>Townhouses</th>
<th>Strata Apartments</th>
<th>Rental Apartments</th>
<th>Family Housing</th>
<th>Seniors Housing</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
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- Capacity is 7000* people based on Existing Zones and Plan Policies.
- Likely rate is the 1971-1991 rate to 1996 then one half that rate (420 people/5 year period and then 210 people/5 year period).
- Low rate is one half the 1971-1991 rate (210 people/5 year period).
- High rate is the 1971-1991 rate (415 people/5 year period). *includes 200 extra people for S.J. Willis

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Hillside-Quadra Neighbourhood Plan – February 1996
Appendix 2