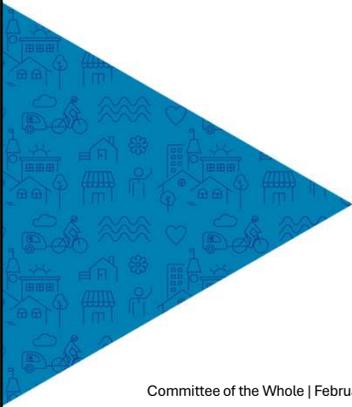


2025 | CITY OF VICTORIA | 10-Year Official Community Plan Update

10-Year OCP Update

Draft Plan and Regulatory Directions



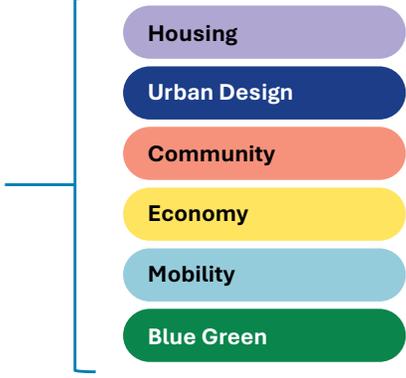
Committee of the Whole | February 27, 2025



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Today's Presentation

1. Background and Engagement Recap
2. Introduction to the Draft OCP
3. What We Heard and Where We're Headed
4. Critical Implementation
5. Recommendations and Next Steps



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2

1 Process Background and Engagement Recap

3

What We're Doing

- Updating Victoria's Official Community Plan
- Updating several key land management regulations
- Introducing new regulations and policies to meet community needs and align with legislative requirements



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Process Outcomes



Updated OCP

Guides long term growth and change in Victoria.



Modernized Zoning

Regulates use and development on-site.



Updated DPAs and Guidelines

Guides form and character of new development.



Renewed Site Servicing Bylaw

Prescribes works and services off-site.



New Amenity Cost Charge Bylaw

Funds community infrastructure needs associated with growth.



New Tenant Protection Bylaw / DPA

Mitigates the impacts of displacement on tenants.



New Rezoning and Development Policy

Provides fine-grained, malleable guidance for development and change.

5

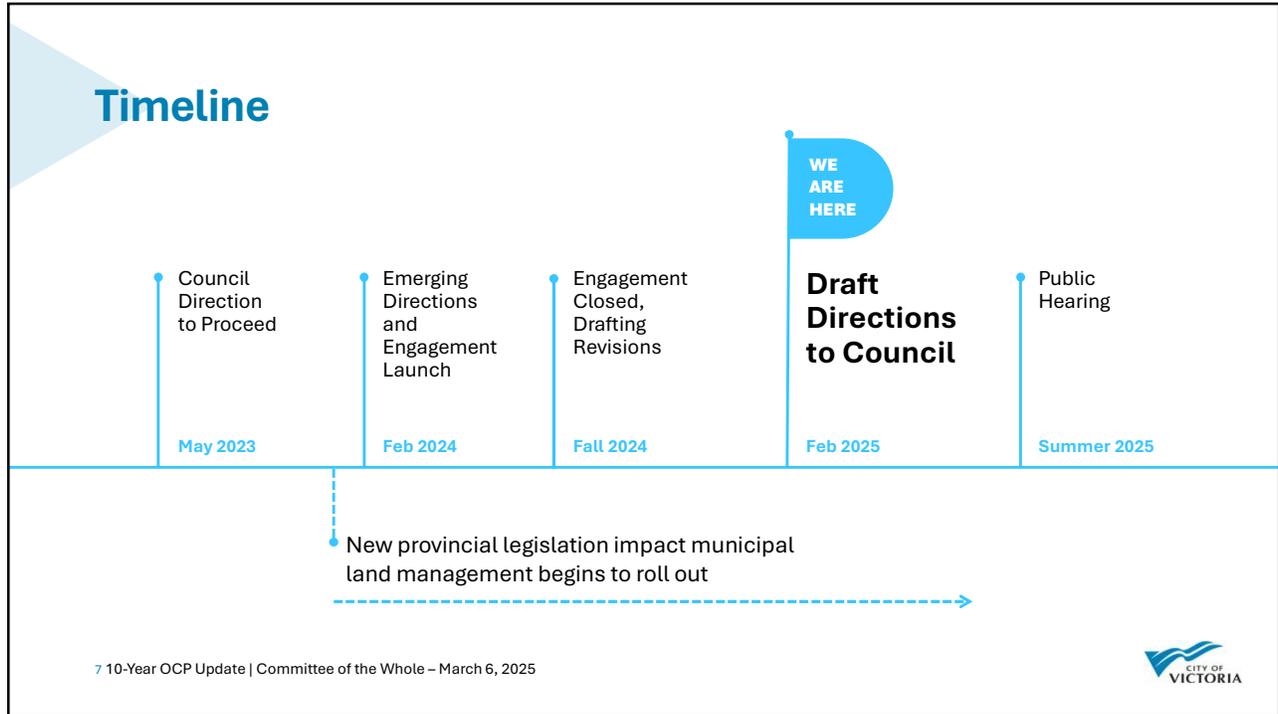
Why We're Doing This

- Need for updated directions to support housing and climate action
- Need for a modern policy and regulatory framework
- Support streamlined processes and decision-making in a growing city
- Need to align with legislative requirements



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Engagement

- A variety of online and in-person engagement opportunities were available from March to September
- Met people out in the community with new, fun and informative ways to engage

10-Year Official Community Plan Update

It's a BIG deal.

CITY OF VICTORIA

One City. One Plan.

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A Successful Engagement

People Were Engaged

- 1,400+ Survey Response
- 2,500+ In-person Interactions
- 900+ Newsletter Subscribers
- 12K+ Aware Participants

People Were Aware

- 39K+ Influencer Views
- 140K+ Spotify Impressions
- 38K Social Media Impressions
- 17 Bus Shelter Ads

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Places and Spaces

- Place-based planning component for James Bay, Oaklands and the Jubilee, Fort Street and Oak Bay Avenue areas
- 4 In-Person Workshops
- 2 Showcase Events
- 180 Survey Responses
- Informed policy for local areas as well as citywide approach



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Introduction to Victoria 2050

The Draft Official Community Plan

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Plan Structure

-  About the Plan
-  Part 1: Truth and Reconciliation
-  Part 2: Victoria’s Past, Present and Future
-  Part 3: City Networks
-  Part 4: People and Partnerships
-  Schedules

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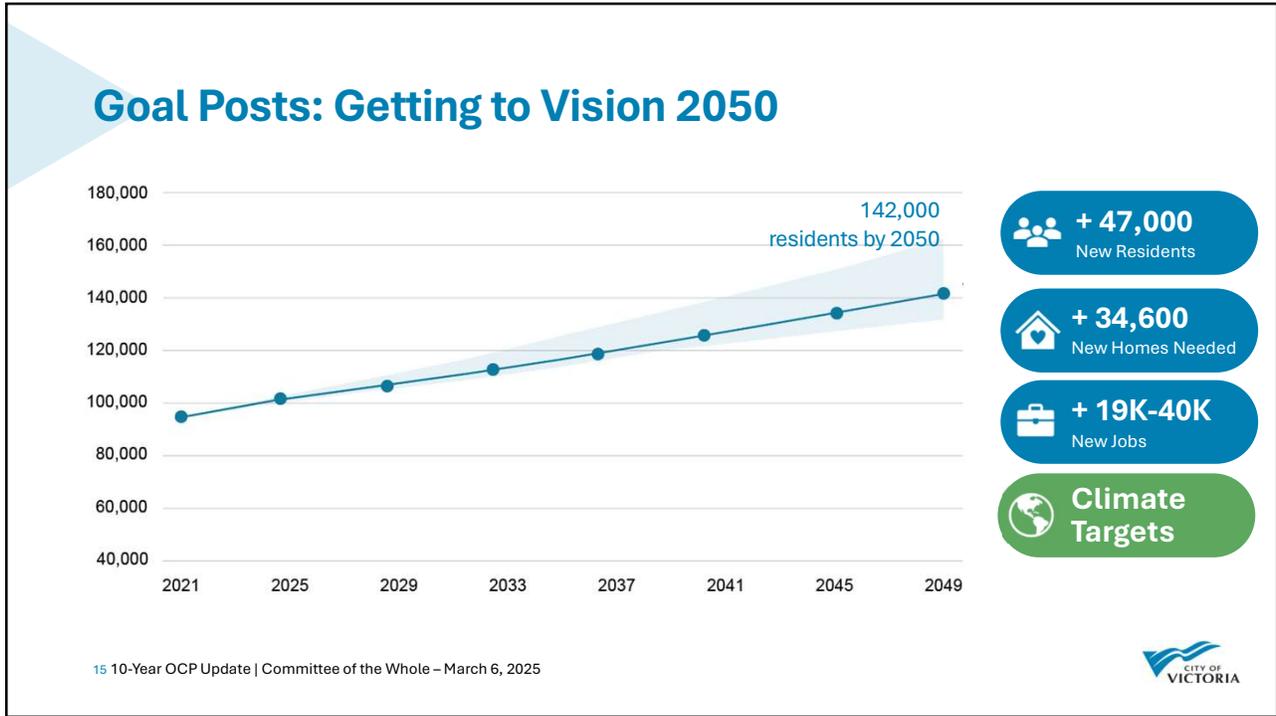
Vision 2050

Over the next three decades, the City of Victoria will **thoughtfully and intentionally navigate difficult trade-offs** in pursuit of the following vision:

Victoria is a **diverse, livable** community anchored by a **range of housing options**, the **prosperous urban core** of British Columbia’s capital region, and a global leader in the implementation of **climate-forward urban infrastructure**.

<p>Welcoming and inclusive of all ages, lifestyles, incomes and backgrounds.</p>	<p>Healthy, safe and enjoyable places to live, work and play.</p>	<p>Housing options for a range of needs in all areas of the city.</p>	<p>A strong economy that builds on regional strengths and supports local well-being.</p>	<p>Proactively reducing emissions and preparing for the impacts of climate change.</p>	<p>The built and natural infrastructure that provides critical services for our residents and region.</p>
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Housing Needs

	5-year Need 2021-2026	20-year Need 2021-2041	Anticipated 30-year Need 2021-2051
Net New Homes	8,254	26,604	34,600
Rental Share Targets	5,365	17,293	22,490
Family Share Targets	1,403	4,523	5,882

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Victoria 2050 City Actions

City-led Actions in Support of Vision 2050

- Next Phases of Zoning Modernization
- Updating Downtown Core Area Plan
- Renewing the City’s heritage program
- Establishing new linear parkways program
- Developing new strategies to guide community infrastructure



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Truth and Reconciliation



18

Reflecting Lekwungen History in the OCP

- Lekwungen history and culture of land management
- Colonial settlement and impact
- Songhees Nation today
- Xweseptsum Nation today
- Victoria's larger Indigenous community

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Values of Reconciliation

Reflecting the Victoria Reconciliation Dialogues

Proposed Values for Reconciliation in the OCP:

1. Respect the Right to Self Determination
2. Learn, Heal and Grow Together
3. Acknowledge Generations Before and Generations to Come
4. Decolonize Victoria's Culture and Governance



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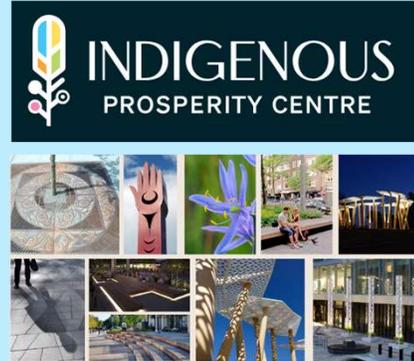


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Reconciliation Actions

- Advancing reconciliation in land use decisions
- Reflecting Indigenous culture in the public realm
- Supporting economic reconciliation
- Understanding and integrating Indigenous land and water management practices
- Welcoming and inclusive of Indigenous communities in civic process

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Takeaways

Policy and Regulatory Updates

- Establishing a new vision for Victoria out to 2050
- Updating several regulations to expedite the vision
- The City undertook a comprehensive and successful engagement to inform these updates
- The streamlined OCP is organized first by topics where City has authority or a high degree of influence, then by areas where partnerships and advocacy are required
- The OCP and aligned regulations are grounded in future needs and embrace a spirit of truth and reconciliation

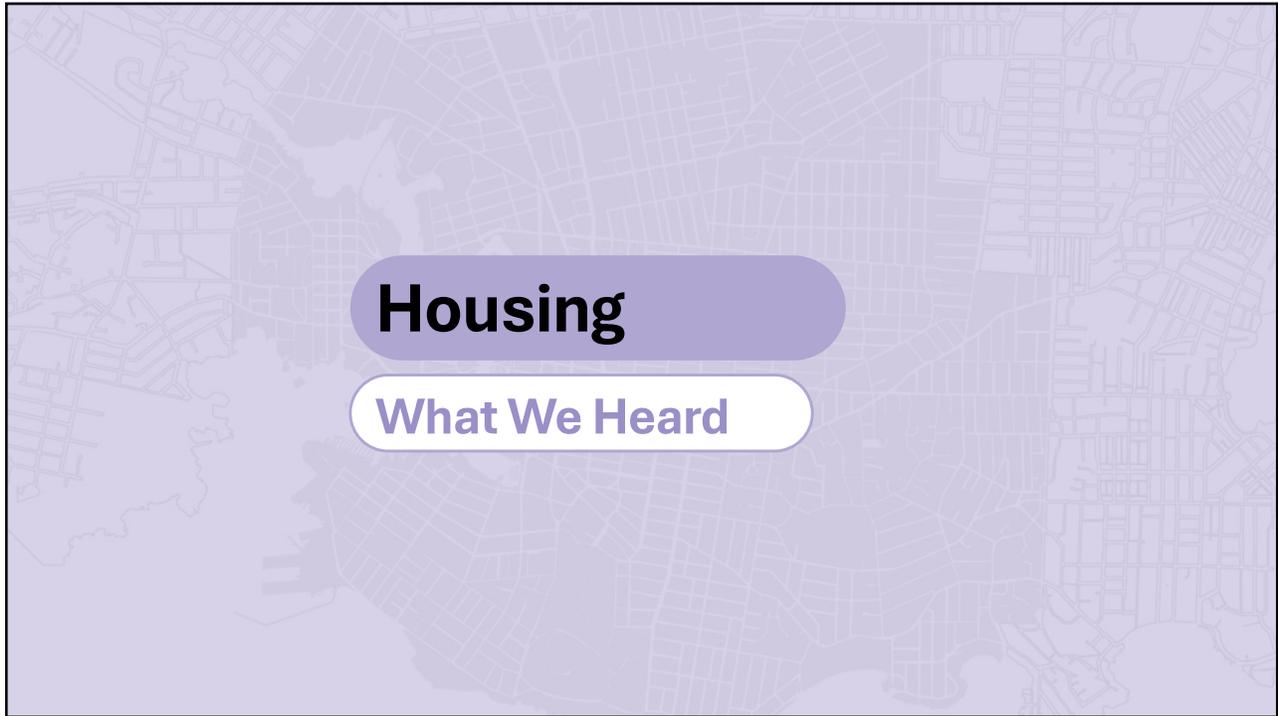
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3 What We Heard and Where We're Headed

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Housing

What We Heard

Accommodating Housing Need

- Responding to acute needs today (catching up)**
- Meeting future needs (keeping up)**
- Responding to Victoria’s development patterns**
- Land economic context**
- Emphasizing low-carbon growth through infill**

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Housing

What We Heard

Six Storey Forms in Residential Areas

The OCP should consider six storey buildings in any residential area.
 (Results in a mix of building heights in all residential areas and better supports diverse housing options including more opportunities for new secured rental.)

The OCP should consider four storey buildings in any residential area and focus six storey buildings in specific areas of the city.
 (Results in less building height differences in some areas but would likely mean fewer secured rental opportunities.)

Option	Percentage	Count
Consider six storey buildings in any residential area	48%	668
Consider four storey buildings in any residential area and focus six storey buildings in specific areas	52%	719

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Housing

What We Heard

Ways to Focus Growth

Shops and Services (Centres and Villages)

● Town Centres ● Community Villages ● Local Villages

Transit Priority Corridors

— Proposed Transit Priority Network

Safe Routes for Cycling and Mobility Devices

— All Ages and Abilities Cycling
 — AAA Priority — AAA Expanded

Parks, Open Spaces, and Waterfront

■ Parks and Open Spaces

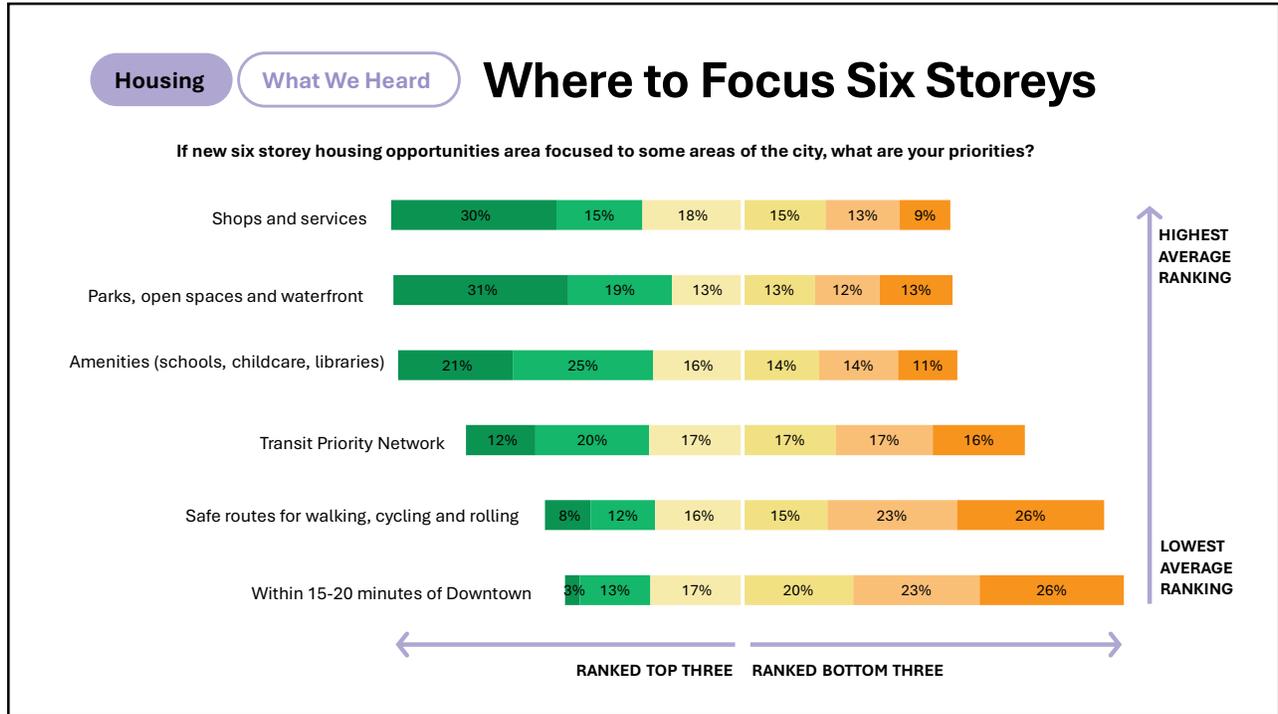
Community Amenity Spaces

● Seniors Centres ● Community or Rec. Centres
 ● Neighbourhood Hubs ● Educational Institutions
 ● Arts and Culture Facilities ● Public Schools

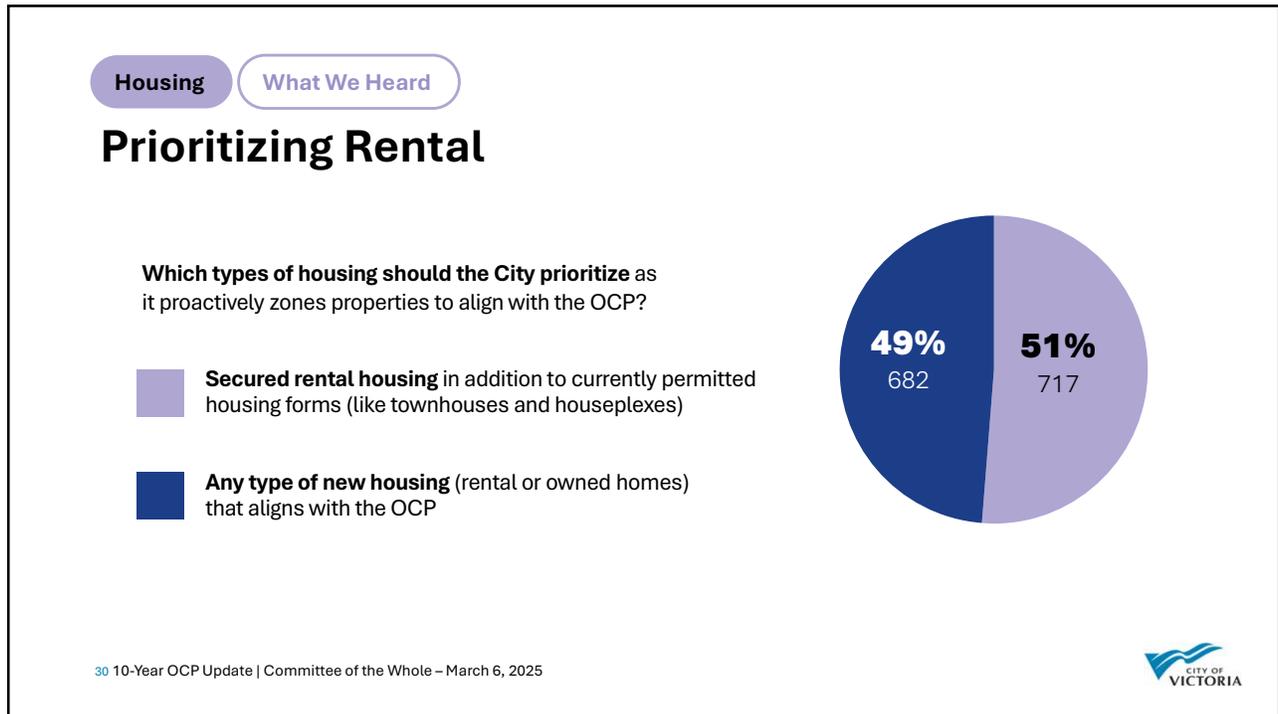
Downtown (15-20 min walk buffers)

— Downtown Neighbourhood

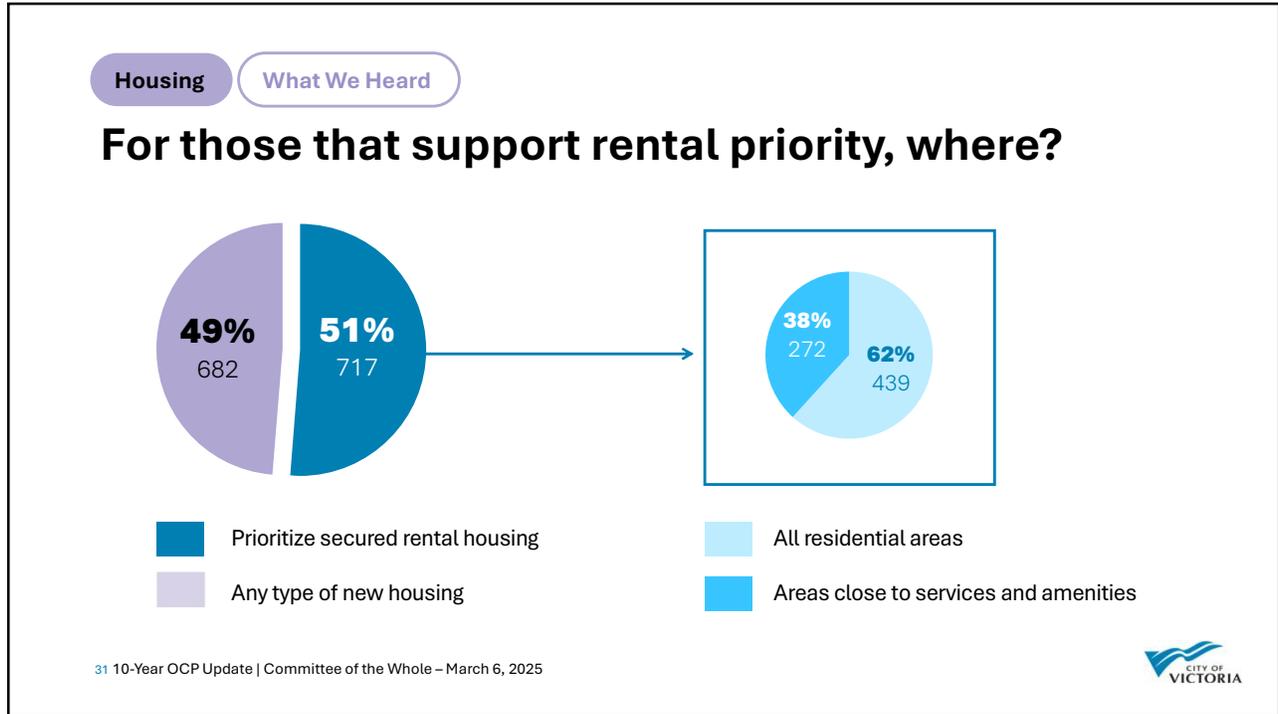
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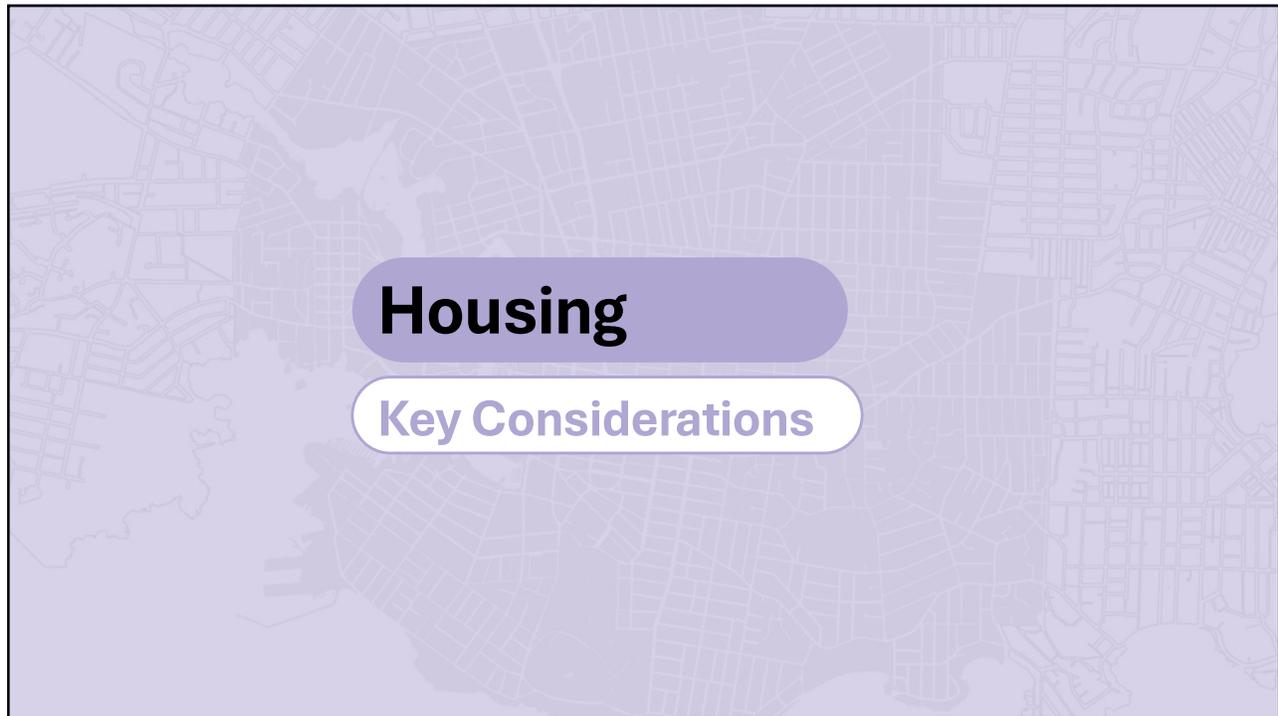
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- Housing** **What We Heard**
- Ongoing desire for meaningful, high quality housing solutions
 - Meeting diverse needs: household sizes, incomes and lifestyles
 - Access to services and community amenities
 - Importance of a livable, enjoyable public realm
 - Compassion and concern for Victoria’s unhoused
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Housing
Key Considerations

New Era of Land Use Planning

Opportunity to learn as we go

- New provincially mandated planning cycles
- New planning and development finance tools
- Important to create a system that can learn, adapt and change

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Housing **Key Considerations**

Desired Evolution of Land Use

Need for meaningful, lasting solutions

Growth patterns that are predictable, replicable and supportable creating a desirable urban form and stakeholder confidence

Steady, incremental progress toward change

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Housing **Key Considerations**

Objectives | Evaluate Options

Housing Diversity: Enable and encourage diverse housing and living options

Design Confidence: Achieve a desirable urban form

Process: Facilitate clear and simple development processes

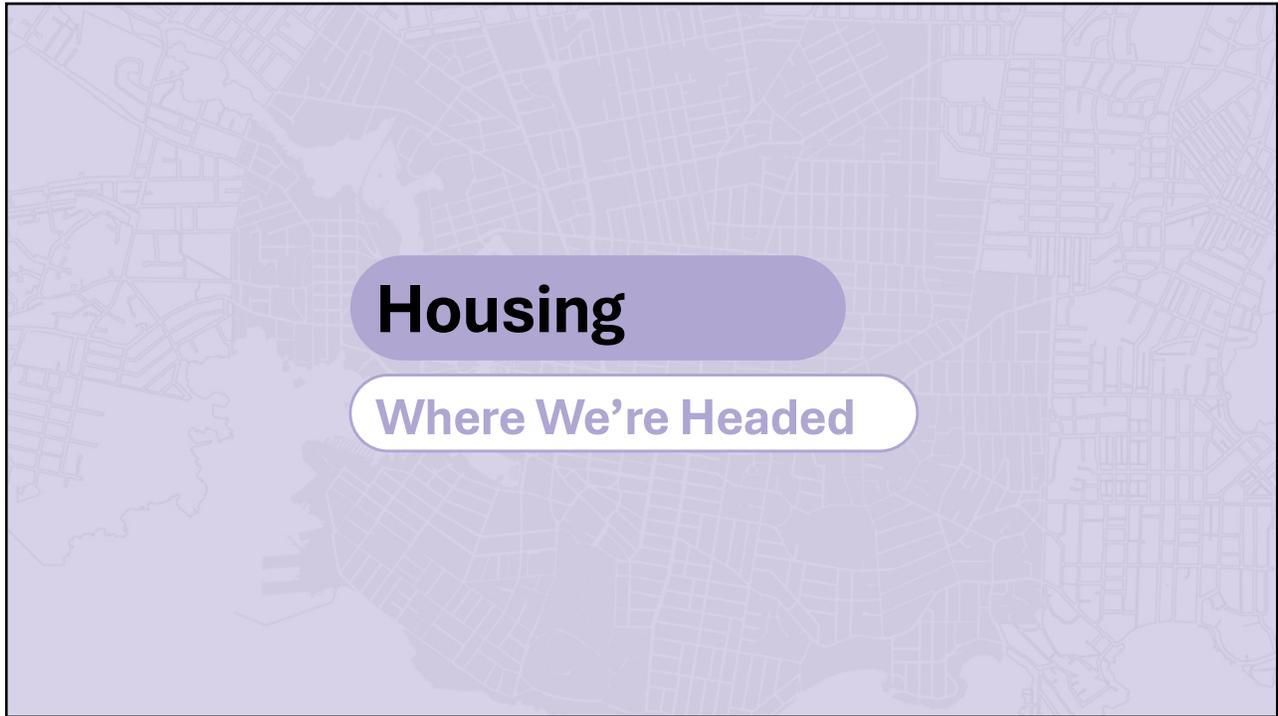
Economic Impact: Positively influence economic goals

Climate Impact: Positively influence climate goals

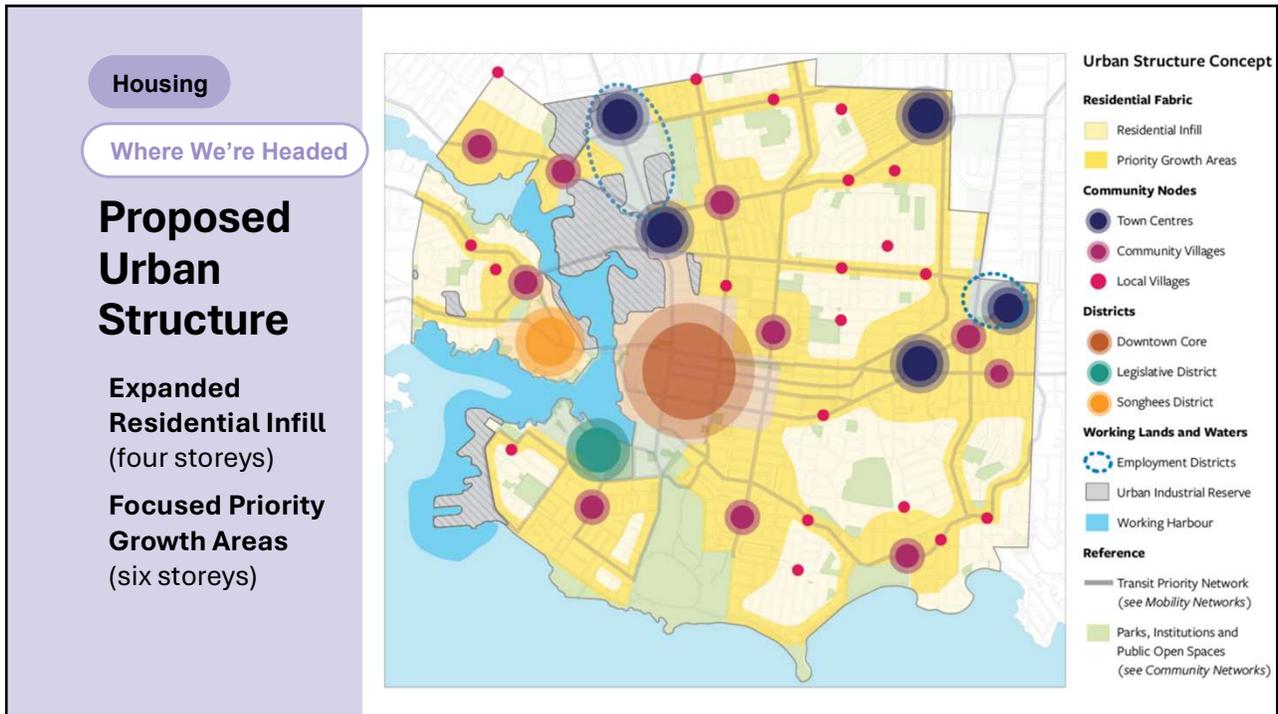
Must meet the **Provincial minimum** of zoned and designated capacity for **26,600 housing units.**

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Housing

Where We're Headed

A More Focused Approach

- Emphasizes complete communities, in line with public feedback
- Considers parks and public spaces, in line with public feedback
- Considers areas where design confidence may be higher
- Makes room to adjust as we learn



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Housing

Where We're Headed

Residential Zoning Approach

Building Form	Location	Density	Height*
Single Family and Suites (fewer than three units)	All Residential Fabric	0.5:1 FSR	7.6 metres
Heritage Conserving Infill	All Residential Fabric	1.1:1 FSR	Greater of 7.6 metres or 80% of the heritage registered building
Residential Infill (four storeys or fewer)	All Residential Fabric	1.6:1 FSR	14 metres
Intensive Infill (five storeys or greater)	Priority Growth Areas	2.6:1 FSR if density bonus conditions are met	20.5 metres

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Housing **Where We're Headed**

Priority Housing Needs

Secured Rental

60% of Victorians are renters

Persistent low rental vacancy rates

Non-Market

24% of renters are in Core Housing Need

87% experiencing homelessness want housing

Family

Just 1% of rentals have three or more bedrooms

Families are moving elsewhere

Accessible

Adaptable

Low Carbon

Resilient

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Housing **Where We're Headed**

Development Viability

Challenging market conditions persist

Elevated costs from pandemic remain:

- Labour
- Construction
- Land

Cost risks from other levels of government considered:

- CRD new DCCs
- Provincial building code updates
- Uncertain future of Federal Programs

Projects remain viable in various instances:

- High revenue sites for mid-rise builds
- Acquisition of large lots
- Long-term land appreciation
- Favourable financing

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Housing
Where We're Headed

Zoning | Bonuses for Housing Needs

Base Entitlement All Residential Fabric	1.6 FSR
In Priority Growth Area, if providing:	
.5% of floor area as affordable units OR \$10 per sq. ft. contribution to City housing funds	2.6 FSR
100% Secured Rental	2.6 FSR
Non-market Rental (public housing body / non-profit / co-op)	2.75 FSR
Within the 200-metre tier of a Transit Oriented Area: All residential units above base density of 1.6 FSR must be non-market rental	3.51 FSR

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Housing
Where We're Headed

Assisted Living and Temporary Shelters

Supporting Vulnerable Populations Through Appropriate Regulations

- Reviewed best practices and community feedback
- Considered various forms of assisted as well as temporary shelters
- Considered operator needs
- Considered diverse client needs
- Considered the importance of access to core services

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Housing

Where We're Headed

Tenant Assistance

Advancing a Tenant Protection Bylaw and Development Permit Area

- Ability to support displaced tenants in more redevelopment contexts
- Greater ability to require compliance from landowners
- Compensation based on length of tenancy
- Updated moving compensation
- Relocation assistance in finding new housing
- Right of first refusal to a similar unit in the new building

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Takeaways

Housing

- Responding to split public opinion on how to meet housing needs
- Making space to learn and adjust while meeting legislative requirements
- More infill opportunities throughout the city
- Opportunities for six storey forms in Priority Growth Areas
- Streamlined zoning accelerates the provision of all forms
- Density bonus and zoning regulations enable the City to advance priority housing needs
- New approach to tenant protection offers greater support for those being displaced

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Urban Design and Low Carbon Growth

What We Heard

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Urban Design

What We Heard

Consistent, High Quality Urban Design

- Clear and consistent approach for both the private and public realm
- Desire for human scale, aesthetically pleasing forms
- Reflecting and evolving Victoria's heritage and unique local areas
- Prioritizing integration of nature and climate action
- Importance of accessibility, safety and comfort

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Urban Design

Where We're Headed

Perimeter Block Form

- Green backyards and green, leafy streets
- Positive interactions with the public realm
- Continuing to emphasize forms that can be constructed with low carbon materials

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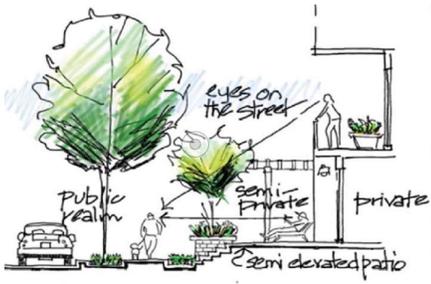
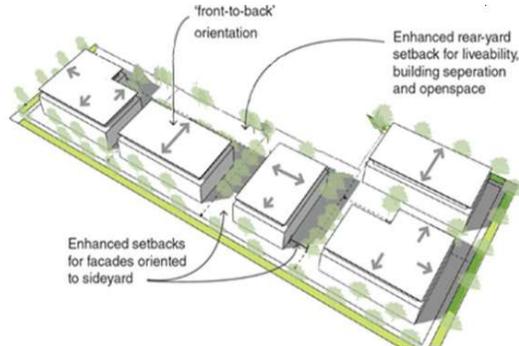
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Urban Design

Where We're Headed

Development Guidelines

- **Four** DPAs (reduced from 26)
- **One** guideline document for areas outside core area (reduced from 19)
- Clear, simple guidelines with higher quality outcomes
- Focus on design fundamentals
- Enhance and do not compromise development opportunities on adjacent sites

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Urban Design

Where We're Headed

Public Realm Design

- New public realm standards for Villages, Town Centres and Priority Growth Areas, applicable to both frontage and City works
- Comfortable, safe pedestrian priority public realm
- Responsive to adjacent land use and respectful of local identity
- Refinements and housekeeping updates to downtown standards



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Takeaways**Urban Design**

- Overall urban form that supports livability and low carbon growth
- Regulations, standards and guidelines that support nature and climate action
- Simplified and streamlined framework
 - ✓ Significant reduction and consolidation of design guidelines
- Focus on design fundamentals
 - ✓ Signal to applicants what is most important
 - ✓ Clear and practical

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Community | Villages and Centres

What We Heard

High Density Town Centres

Proposed five new Town Centres - high-density, transit-supportive nodes

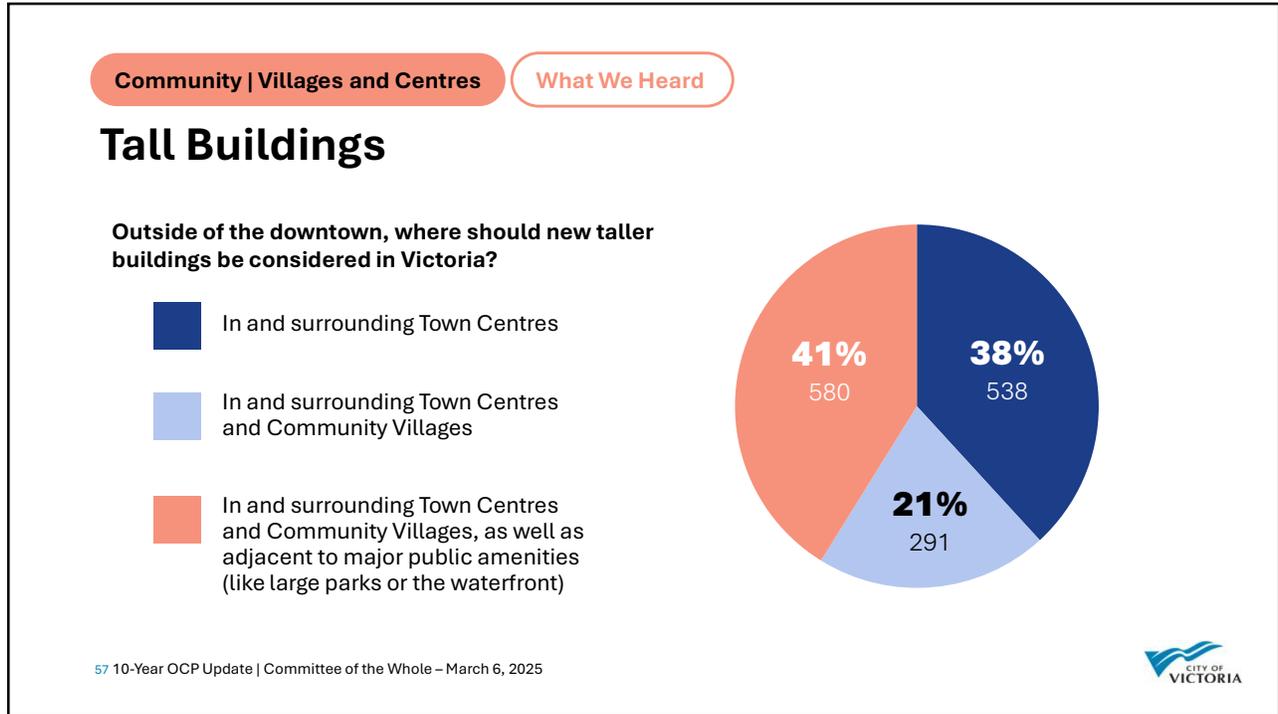
- **Emphasize diverse, high mix of uses that support area objectives and major mobility facilities**

Proposed some expansion to Village network to meet future retail demand and close gaps

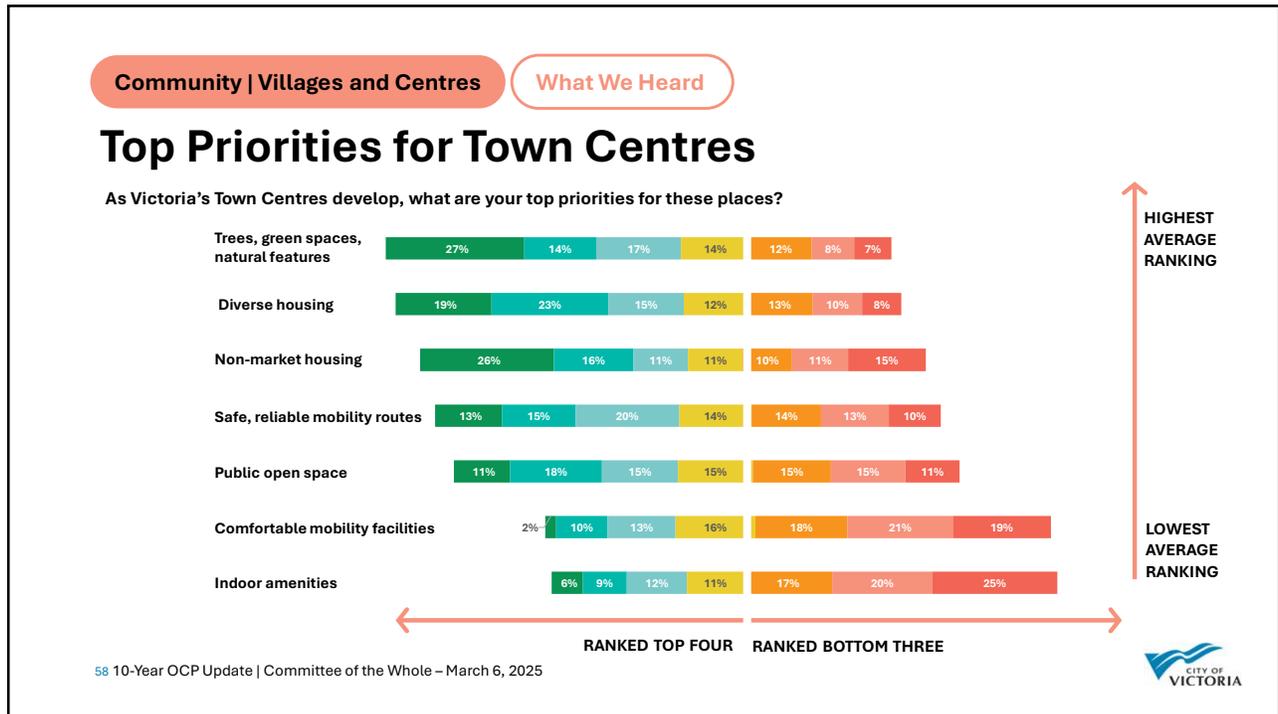
- **Maintain and enhance high-street feel and community serving uses**

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Community | Villages and Centres **What We Heard**

- Desire to expand and add villages
- Some concern about density and height in Town Centres
- Desire for a phased, incremental approach
- Concern about struggling retail and need for core services
- Support for waterfront villages, particularly along Dallas Road

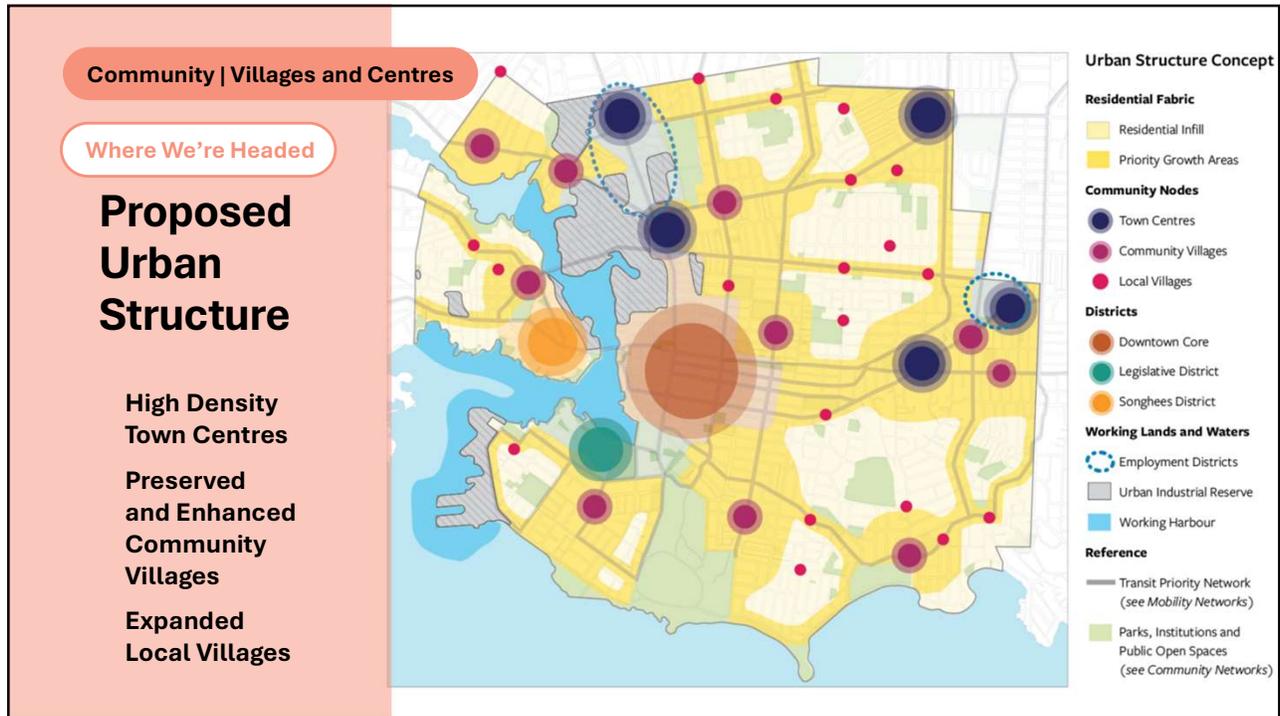
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Community | Villages and Centres

What We Heard

Connected Community Nodes

Town Centres
Integrating land use and transportation with a high mix of uses in tall, low carbon buildings and prominent public space.

Community Villages
Neighbourhood high streets with a mix of daily services, amenities and integrated public spaces.

Local Villages
Filling the gaps with a mix of services that can grow into more prominent nodes over time.

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Community | Villages and Centres **What We Heard**

Town Centre and Village Zoning Approach

Node Area	Base Density and Height <i>May be refined based on assessment of current zones</i>	Accessible via Rezoning <i>Guided by Rezoning and Development Policy</i>
Town Centre	1.6:1 FSR 4 storeys	6-18 storeys, depending on location
Community Village	1.6:1 FSR 4 storeys	6 storeys in most areas, 8-12 in key locations
Local Village	1.6:1 FSR 4 storeys	4-6 storeys, depending on location

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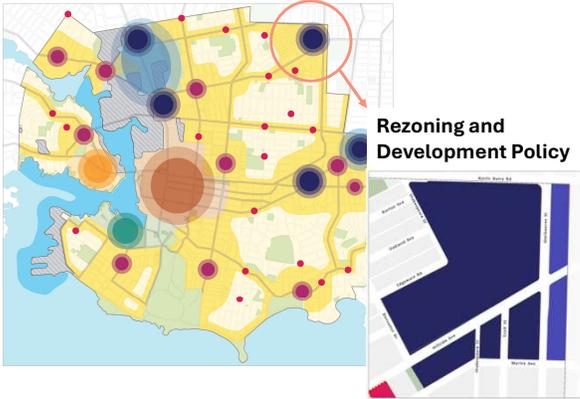


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Community | Villages and Centres **What We Heard**

Guiding Rezoning

Official Community Plan



Rezoning and Development Policy

Locally specific guidance for Town Centres and Villages

Considering taller buildings in Priority Growth Areas, where supporting OCP objectives:

- Adjacent to Town Centres and Downtown
- Adjacent to existing tall buildings
- On large sites where on-site amenity is achieved (e.g. non-market housing)

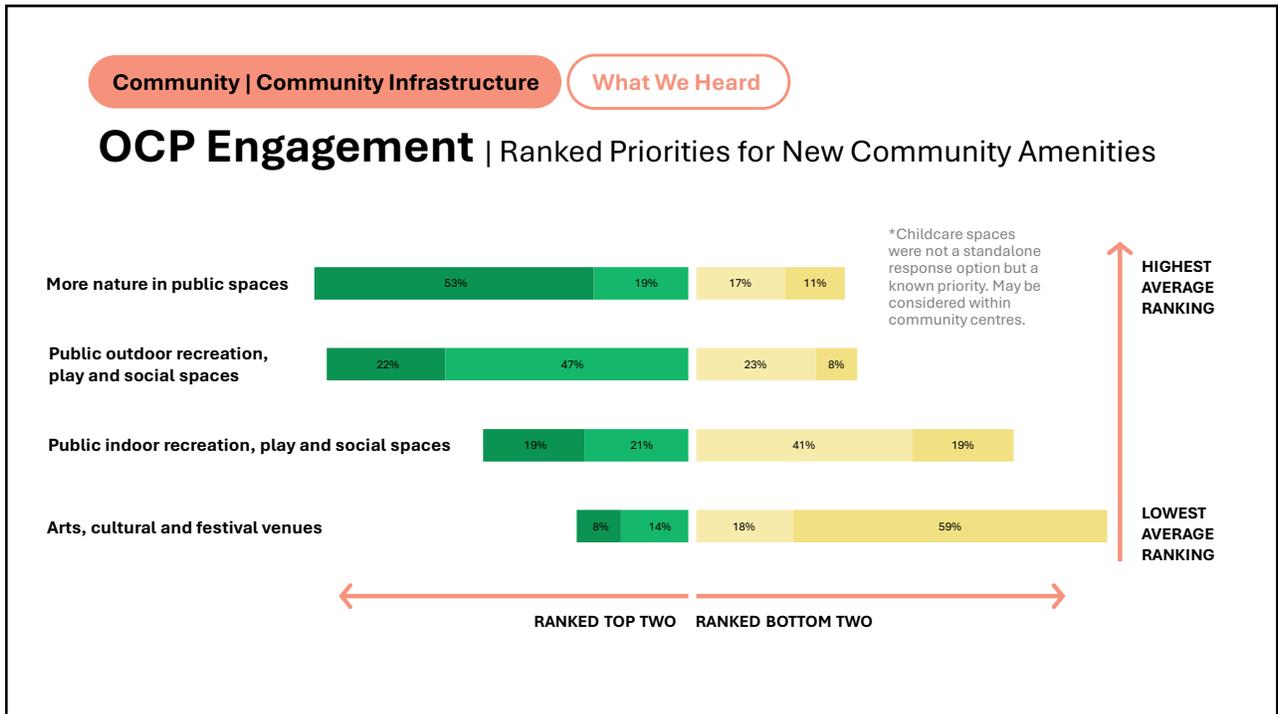
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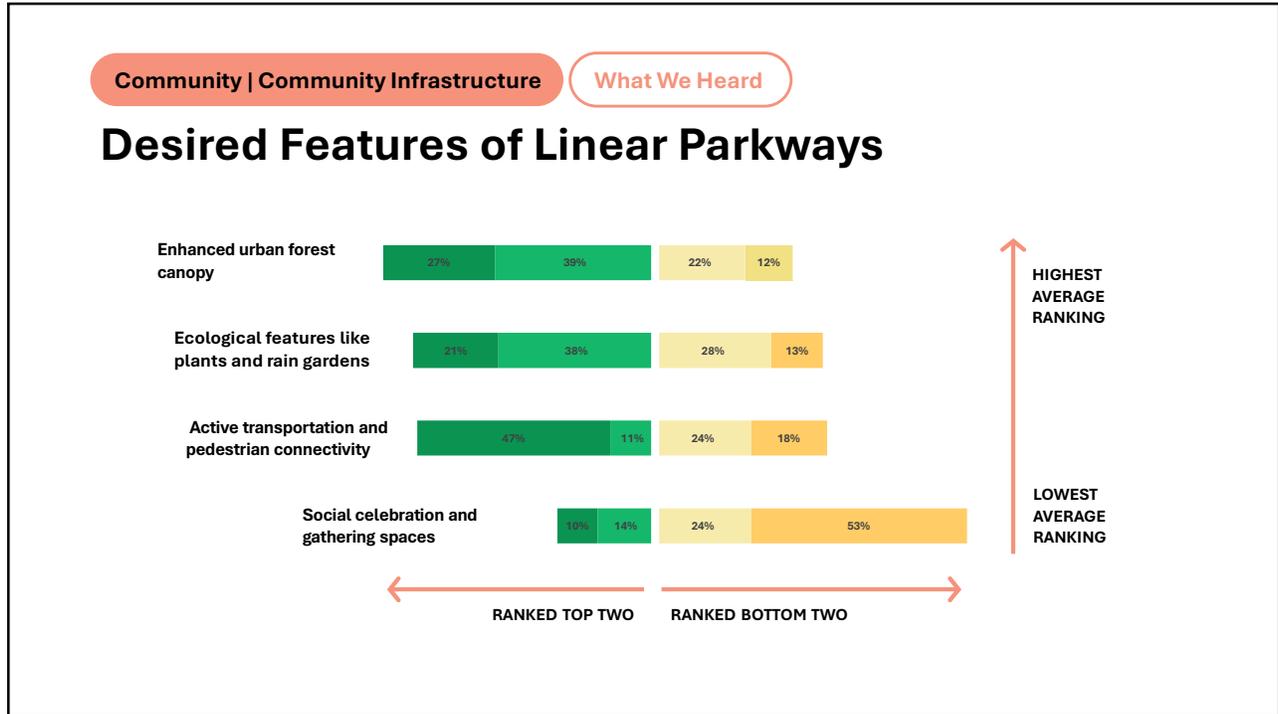
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Community | Community Infrastructure **What We Heard**

Need for Community Infrastructure as We Grow

- Making sure Victoria remains a great place to live
- Sufficient and equitably distributed community infrastructure
- New or expanded indoor community space
- New outdoor social spaces and parks

Desire for Climate Forward City

- Food at the forefront
- Passionate feedback about the importance of the urban forest
- Concern about climate action

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Community | Community Infrastructure
Key Considerations

Required to Clarify Amenity Needs

Legislation introduced new Amenity Cost Charge tool

- Council provided direction to develop ACC bylaw with OCP
- Requires City to identify amenity needs associated with growth
- All forms of development would contribute
- Prohibits double-charging for amenities (i.e., IHCAP rescindment)
- Must be calibrated to the ability of development to pay
- Successful only if municipal contribution levels are feasible

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Community | Community Infrastructure **Key Considerations**

Infrastructure an Increasingly Recognized Challenge

- Land costs are high
- Taxation funding is stretched thin
- DCCs are limited to core infrastructure
- ACCs can support critical social infrastructure with clarity, but generally funding mechanisms are limited while costs loom large

FCM Estimates
Infrastructure Costs
of **\$107,000** Per Unit

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Community | Community Infrastructure

Where We're Headed

Urbanizing Community Infrastructure

- Move away from a diffused network of mid-size community assets
- Coarse-grained network of major assets, like:
 - Recreation Centres
 - Community Centres
 - Major Cultural Centres
- Fine-grained network of local-serving assets, like:
 - Neighbourhood houses
 - Childcare spaces
 - Food distribution spaces
 - Small, flexible public open spaces



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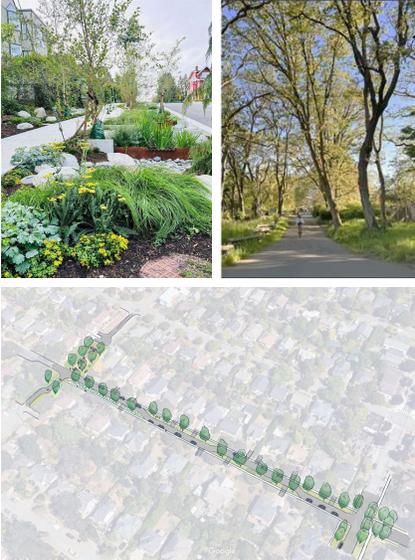
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Community | Community Infrastructure

Where We're Headed

Establishing a Linear Parkways Program

- Need for creative park provision and programming as we grow
- Support diverse park functions and community needs in the city
- Linear Parkways:
 - Utilize existing public lands
 - Enhance connectivity
 - Create destinations for park-like experiences



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Community | Community Infrastructure
Where We're Headed

Street Parks and Street Plazas

- Repurpose under-utilized roadways
- Places for public gathering and ecological services
- Complement and connect (but not replace) other components of the Urban Parks Network
- Varied opportunities exist on different streets
 - Local, lower volume and slower 'shared' streets
 - Small street-end plazas
 - Larger higher volume complete streets

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Community | Community Infrastructure
Where We're Headed

Proposed Amenity Cost Charge Bylaw

- \$50.8M total program (\$33.2M via development, \$17.6M from City)
- Modest program translates into \$1,400 per unit levy on new apartments
- Updated every 5-years to account for community needs & financial capacity

Program Area	Description
Community Space Such as Downtown Community Space or new Vic West community space	Community, cultural and childcare spaces (operated by a third party) that support a range of recreation, services and community programming for Victoria residents throughout the city.
Street Parks and Plazas Basic, Enhanced and Enhanced Plus treatments	Areas where under-utilized roadways are repurposed into great public spaces with opportunities for enhanced ecological services. Strategically and equitably located throughout the city.

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Community | Community Infrastructure

Where We're Headed

Urbanizing Parks Network

- Moving away from numerical targets
- Capturing more in what we assess for a complete system
- Focus first on maximizing what we have
- Strategic in what we add to improve the overall network



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Community | Community Infrastructure

Where We're Headed

Future Planning and Partnerships

- Planning for Community Infrastructure
- Setting framework for key approaches:
 - Needs / catchment focused approach
 - Efficient use of land through co-location
 - Focus on partnerships



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Takeaways

Community

- Village and Centre network enhanced for complete, connected, low carbon communities
- Rezoning anticipated in these areas, guided by new, streamlined Rezoning and Development Policy
- Need for expanded community infrastructure as Victoria grows, including parks and community spaces
- Limited funding mechanisms and high land costs
- Introducing a new Amenity Cost Charge tool that is aligned with City funds and development viability
- Emphasizing strategic, efficient investments and partnerships across governments and sectors
- Introducing Linear Parkways Program and prioritizing community infrastructure planning

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Economy **What We Heard**

- Appreciation for Victoria’s local economy**
- Desire to maintain and bolster economic diversity**
- Concern over tourism impacts**
- Desire to maintain and support working lands**
- Desire to enhance and showcase the Working Harbour**

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Economy

Key Considerations

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Economy **Key Considerations**

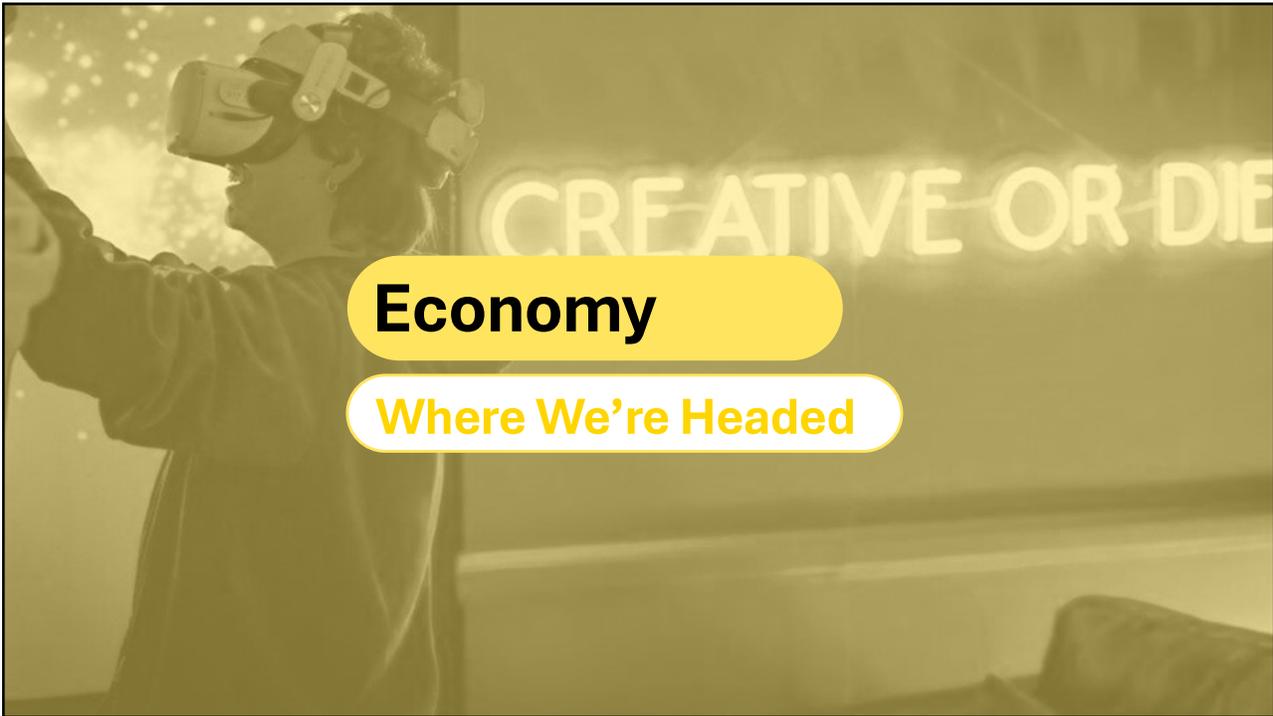
- Need to respond to industrial land demands
- Need to be flexible and responsive to shifting economic landscape
- Need for transit-supportive uses and densities along Douglas



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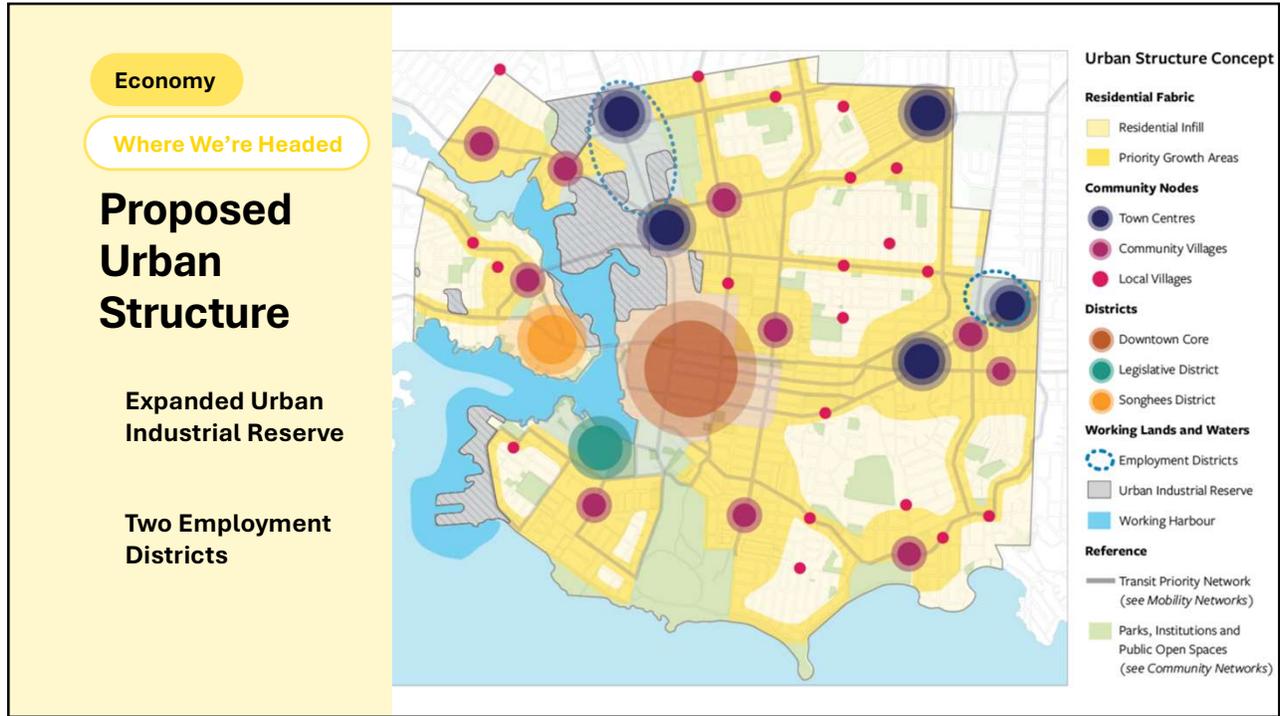
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Economy

Where We're Headed

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Economy

Where We're Headed

Key Directions

Employment Districts

- **Mid Town:** Supporting high-density, innovative uses along Douglas
- **Jubilee:** Supporting health sector and hospital uses
- Both overlap with transit-supportive Town Centres

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Economy

Where We're Headed

Key Directions

Industrial

- Intensification of marine industry
- Range of industrial, commercial and arts and culture uses for light industry
- Flexible approach, with an aim for no-net loss in rezonings outside of Urban Industrial Reserve



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Economy

Where We're Headed

Strengthening Downtown and Victoria Harbour

- A comprehensive vision for the Victoria Harbour
- Updating the Downtown Core Area Plan to advance economic, transit and local community objectives
- Implementing mechanisms to support the Victoria Inner Harbour Airport



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Takeaways**Economy**

- Victoria has a strong economy with great potential
- Population growth will result in employment growth
- A diverse, resilient economy is needed to support a growing city and region
- Employment lands are limited, and industrial lands are in high demand
- A shifting economic and employment landscape requires a cautious but innovative approach, preserving important lands but enabling new mix of uses
- The city's primary employment district must support the Douglas Rapid Transit Corridor
- Work to renew plans for Downtown and the Working Harbour

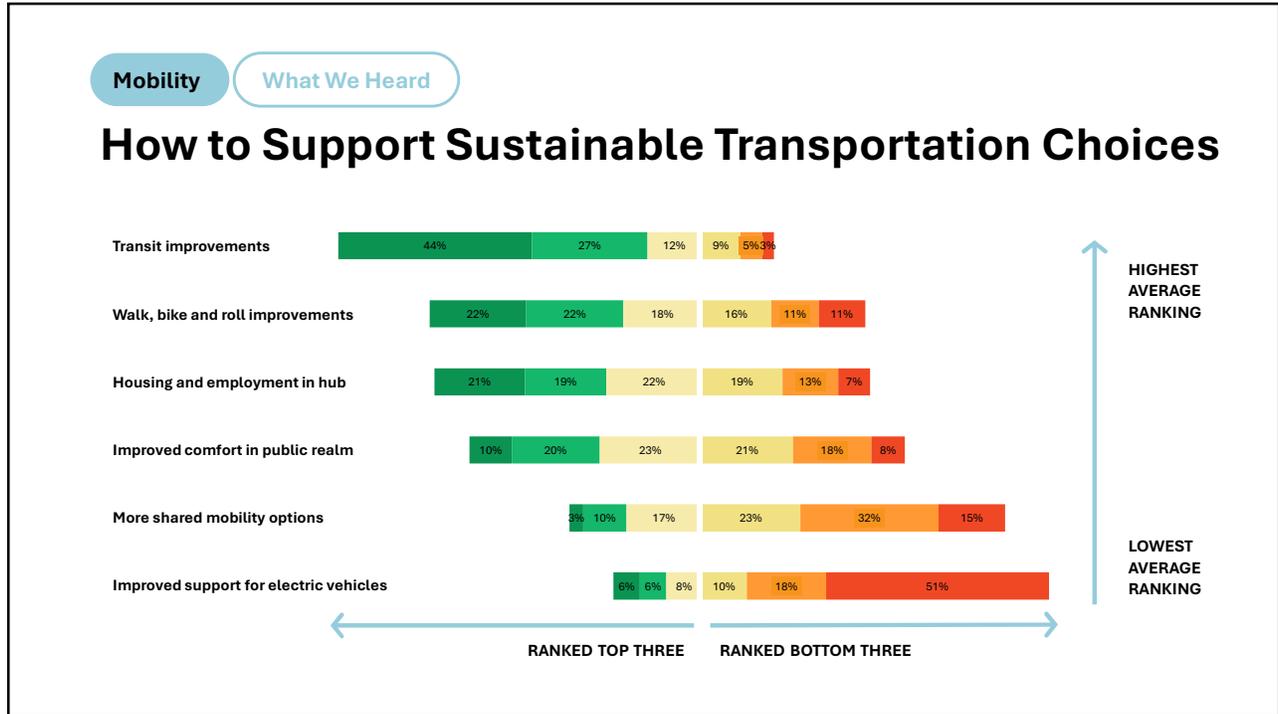
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Mobility Networks and Hubs

What We Heard

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Mobility **What We Heard**

Desire to Realize Better Transit, Faster

- Ample demand for transit to support new housing
- Concerns that car-light housing forms won't work without high transit service levels
- Frustration with the quality and level of service today
- Desire for defined community nodes and mobility hubs downtown

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Mobility

What We Heard

Multiple Desires in Constrained Rights-of-Way

- Strong feedback from industry on the impact of protected cycling routes to business viability
- Cycling advocacy for more routes
- Desire to prioritize green infrastructure
- Importance of safety and accessibility



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Mobility Networks and Hubs

Key Considerations

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Mobility

Key Considerations

Transit and Transportation Governance

- CRD introducing Regional Transportation Service (RTS)
- BC Transit completing regional corridor studies
- BC Transit also revisiting Transit Future Plan
- Province identified Transit Oriented Development Area

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Mobility Networks and Hubs

Where We're Headed

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Mobility *Where We're Headed*

Mobility Future

- Mobility policies and targets support safety and climate action
- Enabling more local trips through walking, rolling, cycling and transit
- Advocating for significant improvements to transit service levels
- New network maps improve clarity of priorities in the right-of-way

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Mobility *Where We're Headed*

Rethinking the Right-of-Way

- Bolster core network functions
- Support linear parkways and Blue Green Network objectives
- Support development opportunities and viability
- Ongoing work to identify design solutions in overlapping networks

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Mobility

Where We're Headed

Updating Street Classifications

- Crucial component of a new land use framework and approach
- Supports vision for integrated mobility networks
- Can support physical and community infrastructure and improved connectivity
- Responsive to land use and densities required to accommodate growth

Functional Street Classification



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Mobility

Where We're Headed

Local Streets

-  Pedestrian safety is prioritized with pedestrian comfort zones including sidewalks and safe streets for play.
-  Green infrastructure is maximized.
-  Cyclists and other rolling is supported in a safe shared use environment.
-  Vehicle access is supported, but through-traffic is discouraged to support low vehicle volumes and speeds.
-  Transit service is encouraged on collector and arterial streets to make room on local streets for unique designs that support safe street objectives.
-  Parking is accommodated on-street but safe pedestrian spaces and green infrastructure come first.



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Mobility

Where We're Headed

Collector Streets

- P
Pedestrian safety is prioritized with sidewalks and marked road crossings at strategic locations.
- T
Green infrastructure is integrated into flex zones which may include other streetscape elements.
- B
Cyclists and other rolling is supported in a dedicated area that is protected with infrastructure based on vehicle speeds and volumes.
- V
Vehicle access is supported, but the safety and performance of low-carbon alternatives comes first.
- T
Local transit service is encouraged with well designed facilities and safe, comfortable pedestrian routes to the transit stop.
- P
On-street parking is accommodated in select locations based on need, but other streetscape elements are prioritized.



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Mobility

Where We're Headed

Arterial Streets

- P
Pedestrian safety is prioritized with safe road crossings and larger sidewalks that are buffered from traffic.
- T
Green infrastructure is maximized with large mature street trees and green stormwater features.
- B
Cyclists and other rolling is supported in protected bike lanes and given safe accommodation at intersections.
- V
Vehicle accommodations prioritize commercial vehicles and transit service.
- T
Transit service is of the highest quality to support higher density land uses and inter-regional trips.
- P
On-street parking and loading will only be accommodated in select locations where there is space to support or commercial land uses exist.



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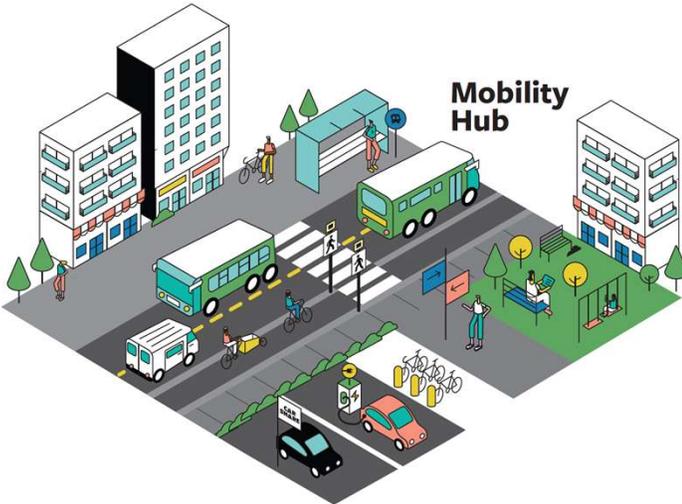
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Mobility

Where We're Headed

Mobility Hubs

Conflux of mobility options to support affordable, low carbon mobility



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Mobility

Where We're Headed

Mobility Hubs

- Aligned with community Nodes
- Major Hubs at Town Centres
- New Downtown Hubs support continued strategic planning downtown
- New Waterfront Hubs and opportunity to explore more through Harbour Planning



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Takeaways**Mobility**

- Desire for safe, low carbon and affordable mobility
- Emphasis on improved transit service levels
- New network maps improve clarity of priorities
- New street classifications seek to balance right-of-way objectives
- New engineering standards clarify development expectations and support a cohesive public realm
- Ongoing work required to refine design solutions for major streets
- Mobility Hubs enhance integration of land use and transportation

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Blue Green Network **What We Heard**

- Natural assets and green infrastructure are high priorities**
- Urban forest ranked high in many survey questions**
- Concerns over resilience in extreme weather**
- Concerns about core infrastructure capacity**

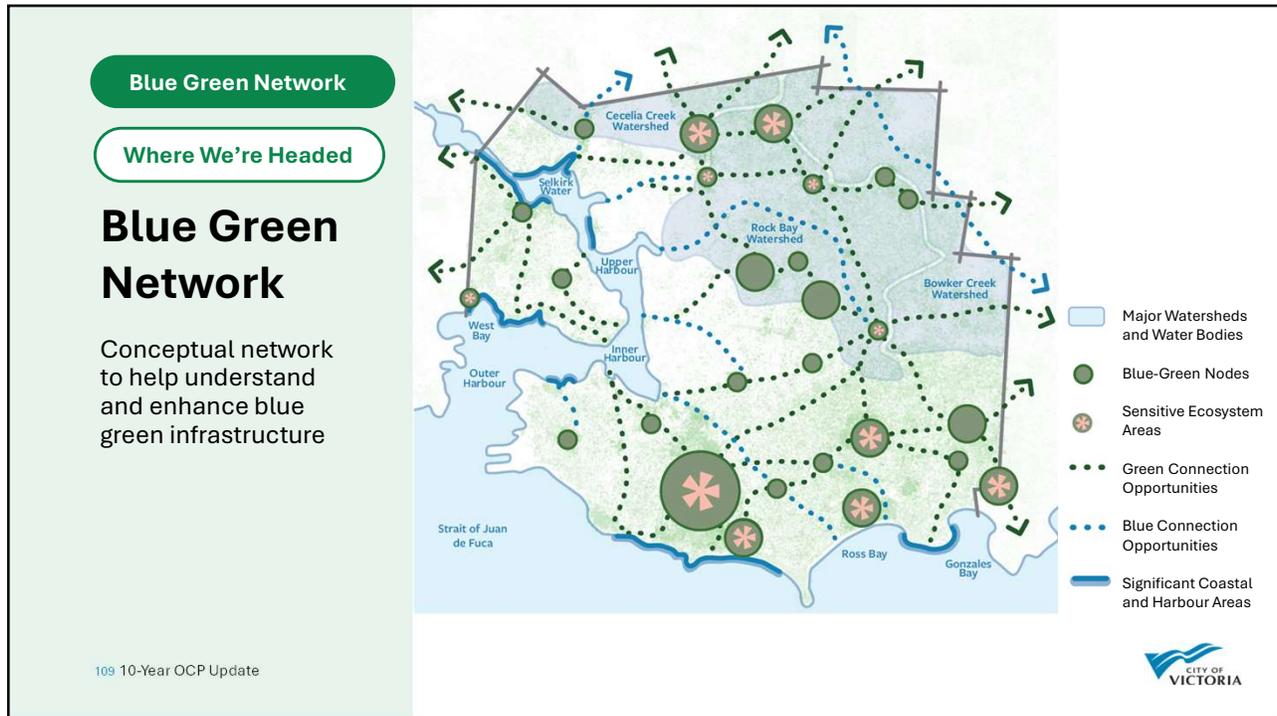
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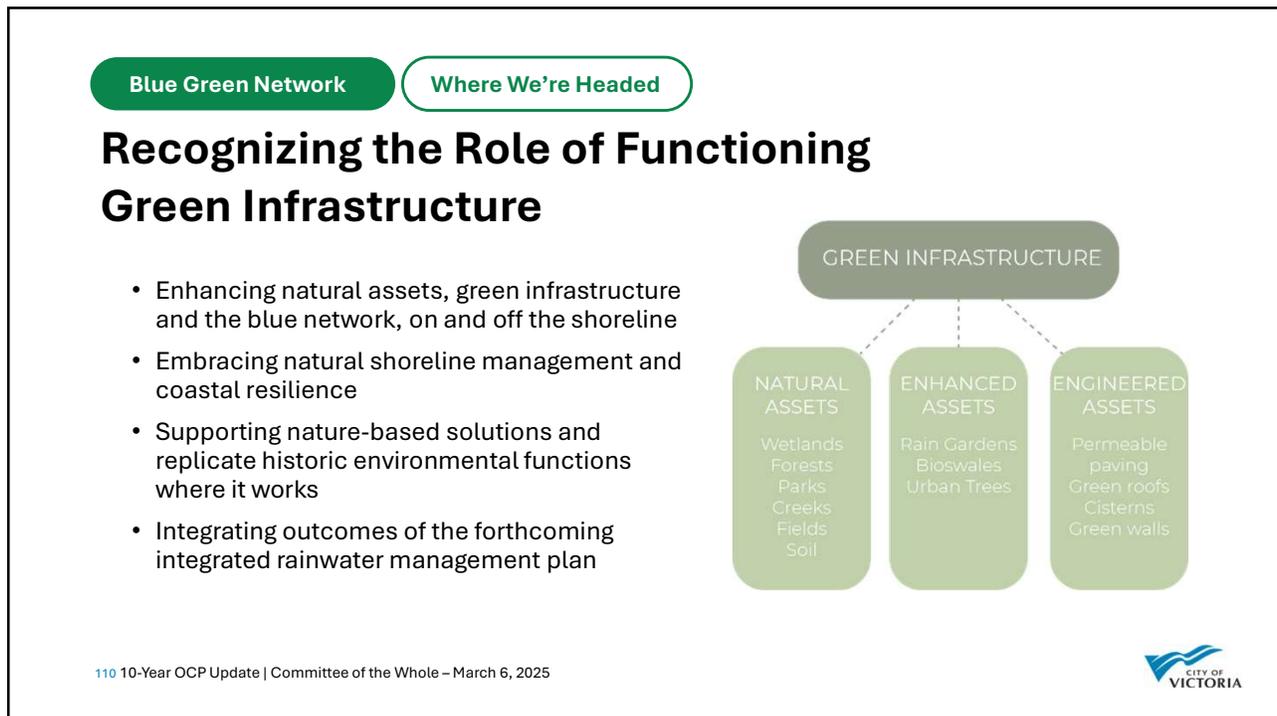
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Blue Green Network

Where We're Headed

On-site Open Space in Zoning

Residential Fabric zones to include Open Site Space parameters that:

- Include contiguous tree planting area supportive of urban forest and rainwater management objectives
- Limit underground parkade projections for healthy root systems and improved rainwater permeability



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Blue Green Network

Where We're Headed

Design Guidelines

- Guide green infrastructure and permeability on-site
- Framework to support future Environmental Development Permit Areas:
 - Natural Asset Inventory
 - Harbour and Shoreline Management



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Blue Green Network

Where We're Headed

A Focus on Service Levels

- Equitably funding the efficient management of critical assets
- Improve understanding of natural and complex assets
- Focus on service levels in context of a changing climate:
 - Rainwater management
 - Shade and heat relief
 - Biodiversity and ecological resiliency
 - Community and social connections
- Support efficient service levels by investing in complex assets
- Recognizing the high upfront costs but the long-term savings of green infrastructure and complex assets

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Blue Green Network

Where We're Headed

Clarifying Works and Services

- Works and services to be informed by a new Engineering Standards and Specifications Bylaw
- Improved clarity with utility providers
- Performance based targets for stormwater



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Takeaways

Blue Green Network

- Enhance and invest in current and future, diverse and complex green infrastructure
- Considering service levels in context of changing climate. High upfront costs of complex assets and land, but long-term savings
- Prioritizing understanding of natural assets for improved land management
- Updated zoning, design guidelines and City works and services support blue green infrastructure

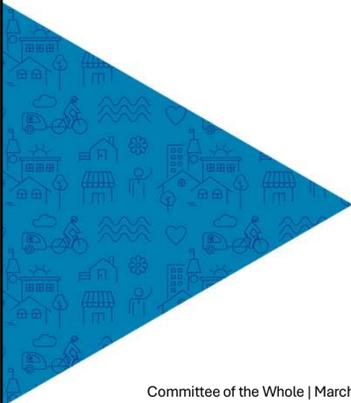
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2025

CITY OF VICTORIA | 10-Year Official Community Plan Update

10-Year OCP Update

Draft Plan and Regulatory Directions



**Resume Presentation from
February 27 Committee of the Whole**

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Recap and Clarifications

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Recap
Where We're Headed

Process and Materials Being Considered

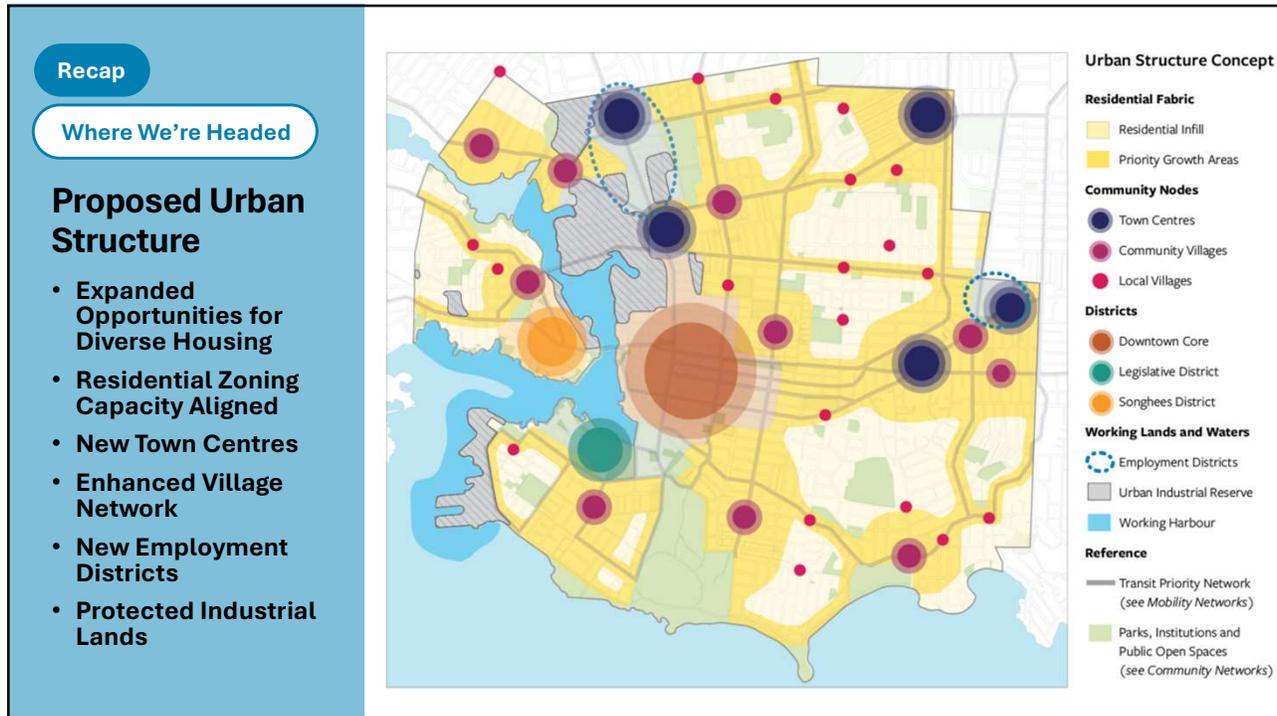
- Expedited Process to Update Victoria's Official Community Plan
- Successful Engagement from March to September 2024
- Several policy and regulatory updates being considered to modernize the City's land management framework
- Must complete OCP and zoning updates by end of year

- 
Updated OCP
Guides long term growth and change in Victoria.
- 
Modernized Zoning
Regulates use and development on-site.
- 
Updated DPAs and Guidelines
Guides form and character of new development.
- 
Renewed Site Servicing Bylaw
Prescribes works and services off-site.
- 
New Amenity Cost Charge Bylaw
Funds community infrastructure needs associated with growth.
- 
New Tenant Protection Bylaw / DPA
Mitigates the impacts of displacement on tenants.
- 
New Rezoning and Development Policy
Provides fine-grained, malleable guidance for development and change.

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Proposed Urban Structure

- Expanded Opportunities for Diverse Housing
- Residential Zoning Capacity Aligned
- New Town Centres
- Enhanced Village Network
- New Employment Districts
- Protected Industrial Lands

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Clarification

Summary of Residential Land Use Changes

Built Form	CURRENT APPROACH (% of developable land area)		PROPOSED APPROACH (% of developable land area)	
	Considered in OCP	Entitled in Zoning	Considered in OCP	Entitled in Zoning
3 STOREY	41% Traditional Residential	~41% Missing Middle	56% Residential Fabric	56% Residential Fabric
4 STOREY	15% Urban Residential	n/a*	56% Residential Fabric	56% Residential Fabric
6 STOREY	15% Urban Residential	n/a*	30% Priority Growth Areas	30% Priority Growth Areas
HIGH RISE TALL BUILDING	7% Core Areas	n/a*	11% Core Areas and Town Centres	Future phase of zoning modernization

* Existing zoning generally reflects current use and density; no net new opportunities for housing provision without rezoning.

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Recap

Where We're Headed

Development Contributions in Residential Areas

Current Approach

- Council Policy (IHCAP)
- Contributions secured at rezoning from strata applications:
 - Contributions for affordable housing
 - Contributions for local amenity fund

Proposed Approach

- Density Bonus program for affordable housing contributions in Priority Growth Areas (strata projects)
- New ACC program for all housing types to support local amenities
- Programs reflect existing expectations for strata housing
- Ability to adapt bylaws over time

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Clarification

Greater Development Opportunity

- Enhance housing viability via increased development rights (4-6 storeys)
- Enable apartment housing forms without rezoning or OCP amendment
- Greater certainty via delegated approvals
- Shorter timelines enhance project viability
- Certainty around required developer contributions (ACCs and Density Bonus)

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Rental Case Study

Secured Rental Application | 2.6 FSR

Context	Current Approach	Proposed Approach
OCP Land Use	Traditional Residential	Priority Growth Area
OCP Amendment Required	YES	NO
Zoning Entitlement	1.1 FSR	2.6 FSR
Rezoning Required	YES	NO
Contribution Required	NO	YES
Incentives Available	YES	YES

NINE MONTH
TIMELINE
REDUCTION

\$86,500
DEVELOPER CONTRIBUTIONS
(0.25% INCREASE IN TOTAL
SHARE OF PROJECT COST)



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Strata Case Study

Strata Application | 2.6 FSR

Context	Current Approach	Proposed Approach
OCP Land Use	Traditional Residential	Priority Growth Area
OCP Amendment Required	YES	NO
Zoning Entitlement	1.1 FSR	2.6 FSR
Rezoning Required	YES	NO
Contribution Required	YES	YES
Incentives Available	NO	NO

NINE MONTH
TIMELINE
REDUCTION

\$278,000
DEVELOPER CONTRIBUTIONS
(0.30% DECREASE IN TOTAL
SHARE OF PROJECT COST)

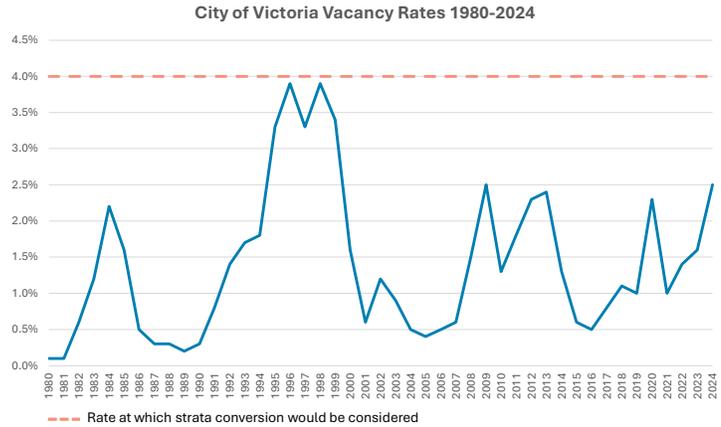


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Clarification

Rental Housing Vacancy and Conversion

- Healthy rental market is where the vacancy rate is 3-5%
- Local rental market extremely constrained for many years
- On-going effort to retain and expand rental supply
- Current and Proposed OCP identifies target vacancy rate of 4% **when considering conversions from rental to strata**



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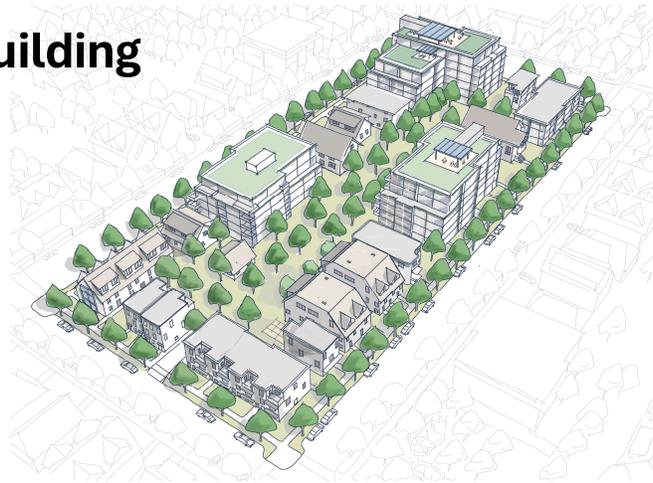
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Recap

Where We're Headed

Climate Forward City Building

- Emphasizing low carbon building forms
- Complete, connected communities



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Recap

Where We're Headed

Diverse, Livable Housing Opportunities

- Opportunities for six storey forms that support rental both on and off corridors
- Improvements to corridors over time will transition them to more enjoyable public places
- Urban design response can create livable homes and neighbourhoods

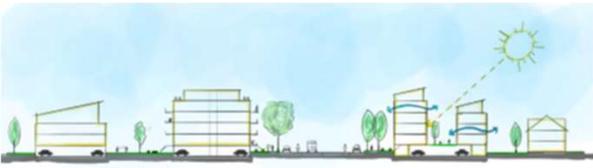


Residential intensification along frequent transit corridor

Opportunities for expanded urban forest and pedestrian friendly streets through redevelopment

Better cross-street connectivity

Tree-lined boulevard to soften and beautify busy corridor



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Recap

Where We're Headed

Prosperous Economy

- Protecting Victoria's industrial land base
- Supporting industrial intensification and innovative use of employment lands
- Future planning for the Downtown Core and the Working Harbour




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Recap

Where We're Headed

Mobility Future

- Enabling more local trips through walking, rolling, cycling and transit
- Advocating for significant improvements to transit service levels
- Improving clarity of priorities in the right-of-way

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Recap

Where We're Headed

Functional Connected Green Spaces

- Identifying a conceptual Blue-Green Network
- Recognizing the value of diverse green infrastructure
- Supporting investment in sustainable service delivery
- Improving understanding and enhancement of natural assets

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Recap

Where We're Headed

Strong Community Infrastructure

- Maximizing the function and accessibility of public spaces
- Encouraging collaborative approaches to meeting community needs
- Establishing a Linear Parkways Program
- Clarifying contributions to infrastructure through proposed ACC program



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Critical Implementation

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Streamlining Policy and Guidelines

- Simplified Official Community Plan
- Simplified Development Permit Area Framework
- Reduced and Simplified Design Guidelines

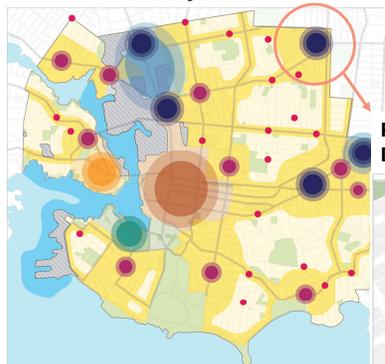


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Improving Policy Framework

- Moving to a citywide Rezoning and Development Policy
- Consolidating neighbourhood plans
- Maintaining nuanced but nimble development guidance

Official Community Plan



Rezoning and Development Policy



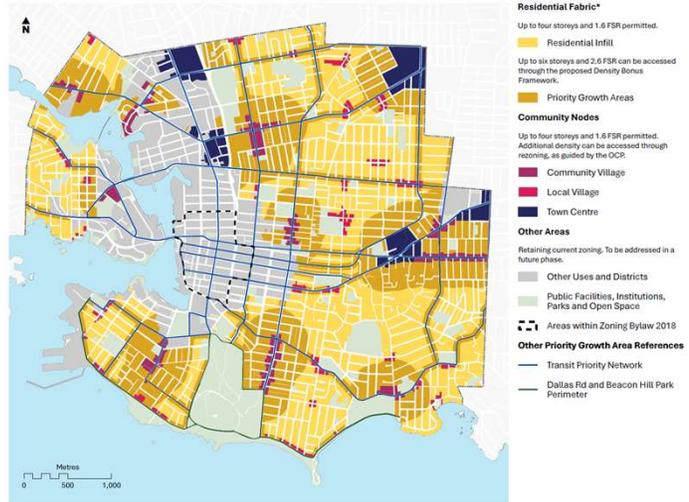
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Modernizing Zoning

- New Zoning Bylaw to reflect OCP policy and emerging Design Guidelines
- Phased approach, starting with four new zones
- Phase 1 would also address several recent Council directives
- Foundational work for future phases



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Modernizing Zoning

Create a new Zoning Bylaw that emphasizes simplicity, is user friendly and easier to administer

Present Zoning Bylaw amendments for introductory readings in Summer 2025

Provincial legislation requires completion of this work by December 31, 2025



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Improving Site Servicing Approach

- Updating the Approving Officer Role
- Initiating a Servicing Officer Role
- Integrating Latecomer Considerations
- Delegating appropriate authorities for efficient processes
- Bringing updated design standards to improve clarity with developments and works and services



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Concurrent Process Improvements

Additional measures proposed:

- Comprehensive update to Land Use Procedures Bylaw
- Coordinated monitoring program



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5 Next Steps and Recommendations

139

Advancing Bylaws and Policies

-  **Updated OCP**
Guides long term growth and change in Victoria.
-  **Modernized Zoning**
Regulates use and development on-site.
-  **Updated DPAs and Guidelines**
Guides form and character of new development.
-  **Renewed Works and Services Bylaw**
Prescribes works and services off-site to be undertaken by development.
-  **New Amenity Cost Charge Bylaw**
Funds community infrastructure needs associated with growth.
-  **New Tenant Protection Bylaw / DPA**
Mitigates the impacts of displacement on tenants.
-  **New Rezoning and Development Policy**
Provides fine-grained, malleable guidance for development and change.



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Next Steps

Should Council provide direction to proceed:

- Submit RCS
- Update public with draft materials and next steps
- Draft bylaws
- Bring forward bylaws for initial readings
- Provide formal public notice
- Set public hearing

Estimated Process Timeline

The diagram illustrates the estimated process timeline with the following key events:

- Feb 27:** COTW Presentation and Questions
- Mar 6:** COTW Presentation Continued
- Spring 2025:** Public Update and RCS Submission
- Summer 2025:** Public Hearing
- Q1 through Q2:** Bylaw Drafting and Public Notice

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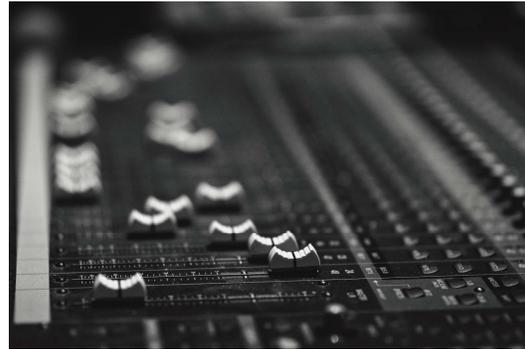
Timeline Implications

- Legislative deadline to update OCP and Zoning to meet 20-year housing need by end of year
- Other regulatory updates are closely tied to OCP and Zoning
- If changes are contemplated for content or process, timelines should be carefully considered

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Navigating Difficult Trade-offs in Pursuit of Vision 2050

- Implementation is critical
- It won't be everything, everywhere, all at once
- These steps set a direction and pave a path
- As implementation measures are prepared and put into practice, trade-offs will be navigated



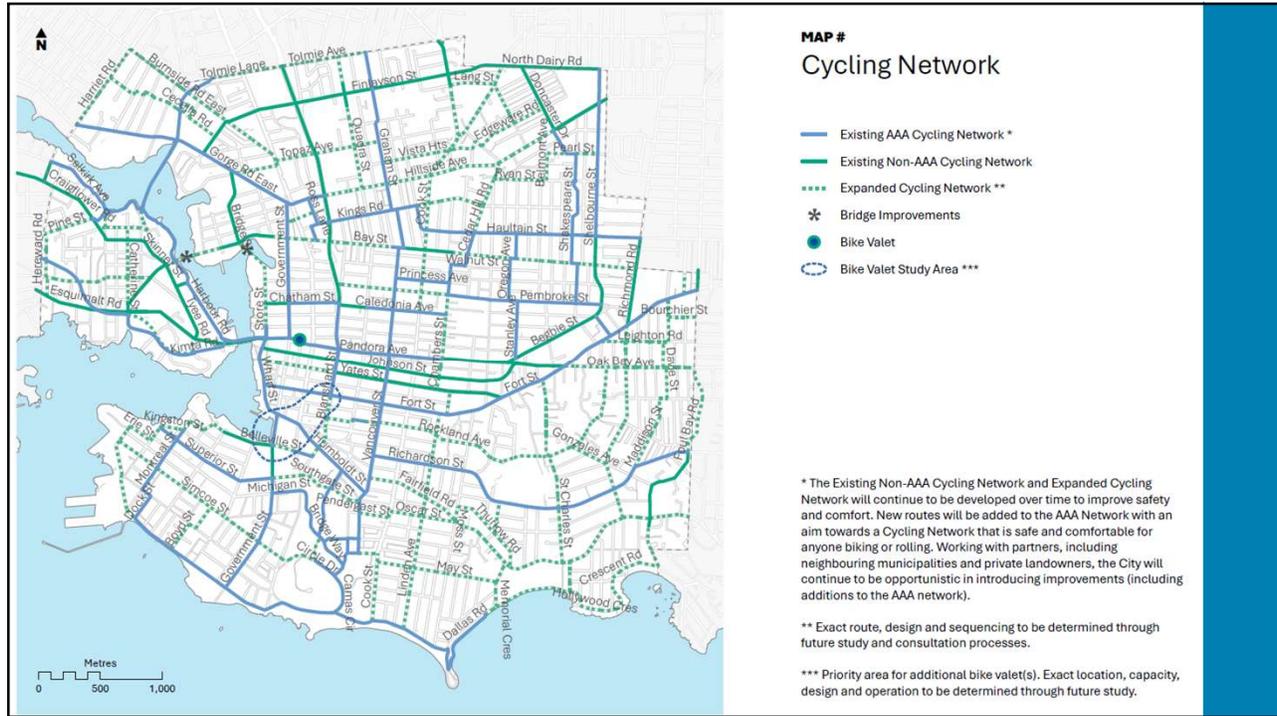
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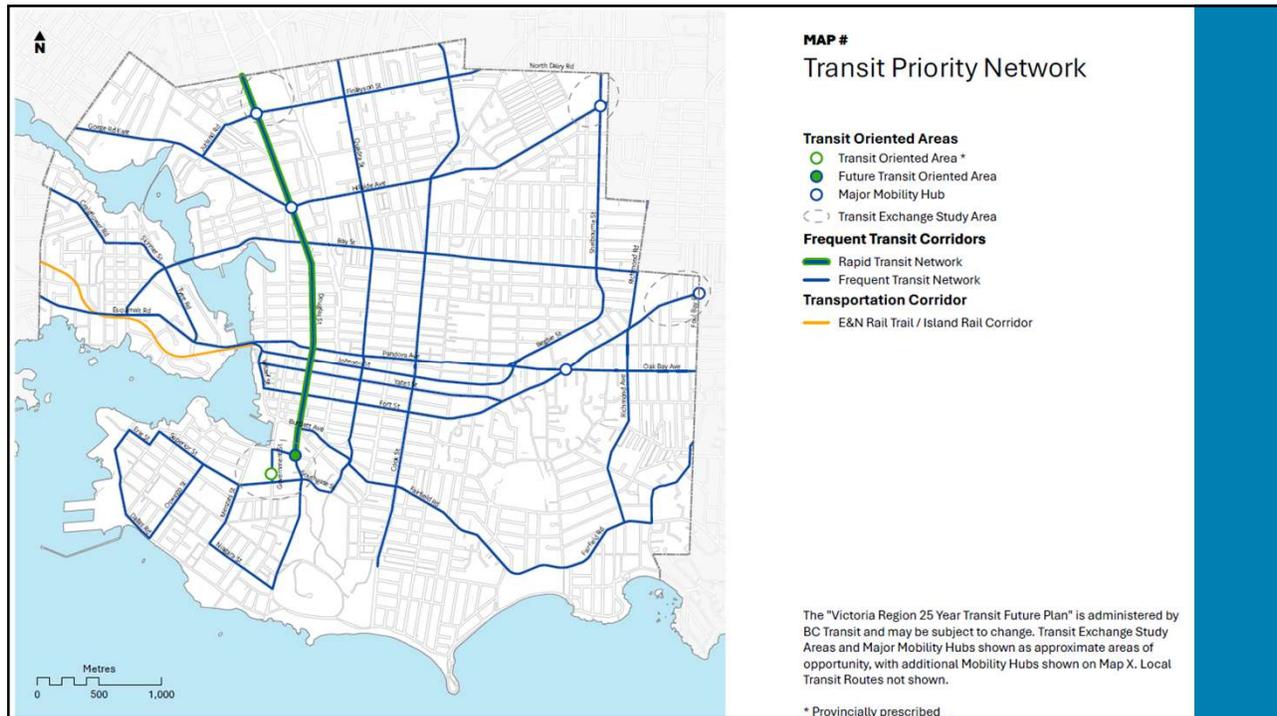
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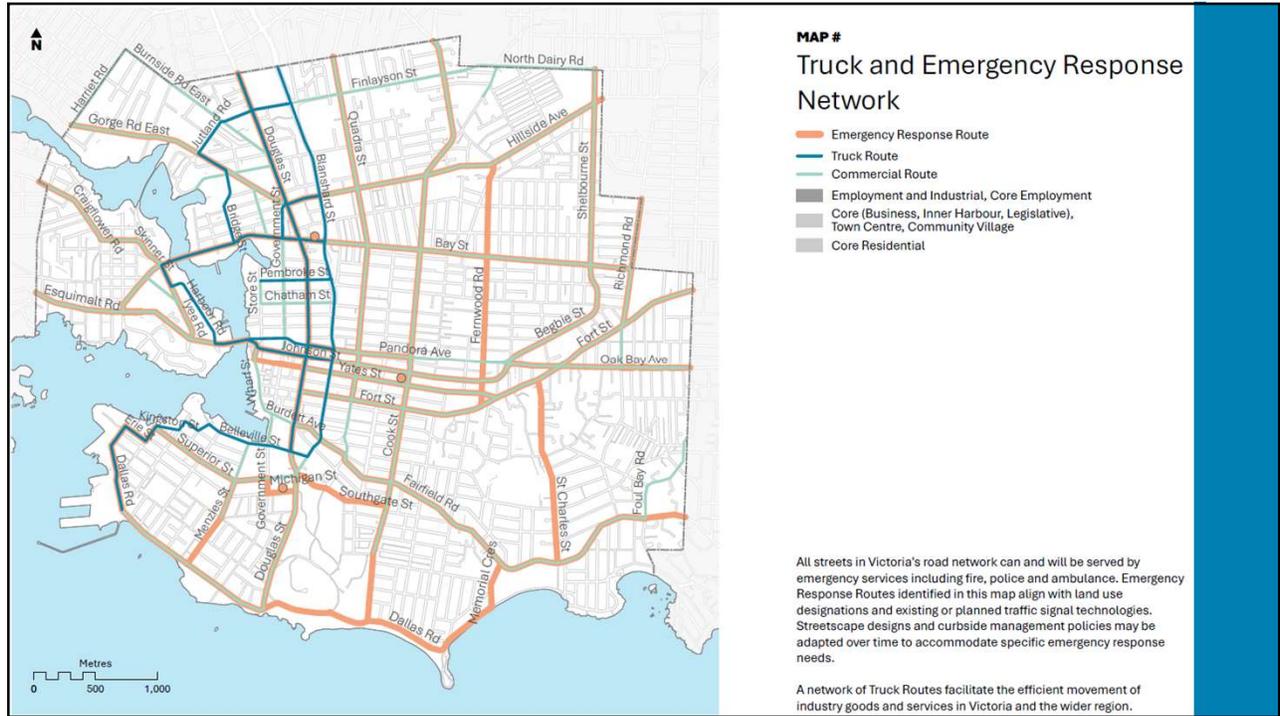
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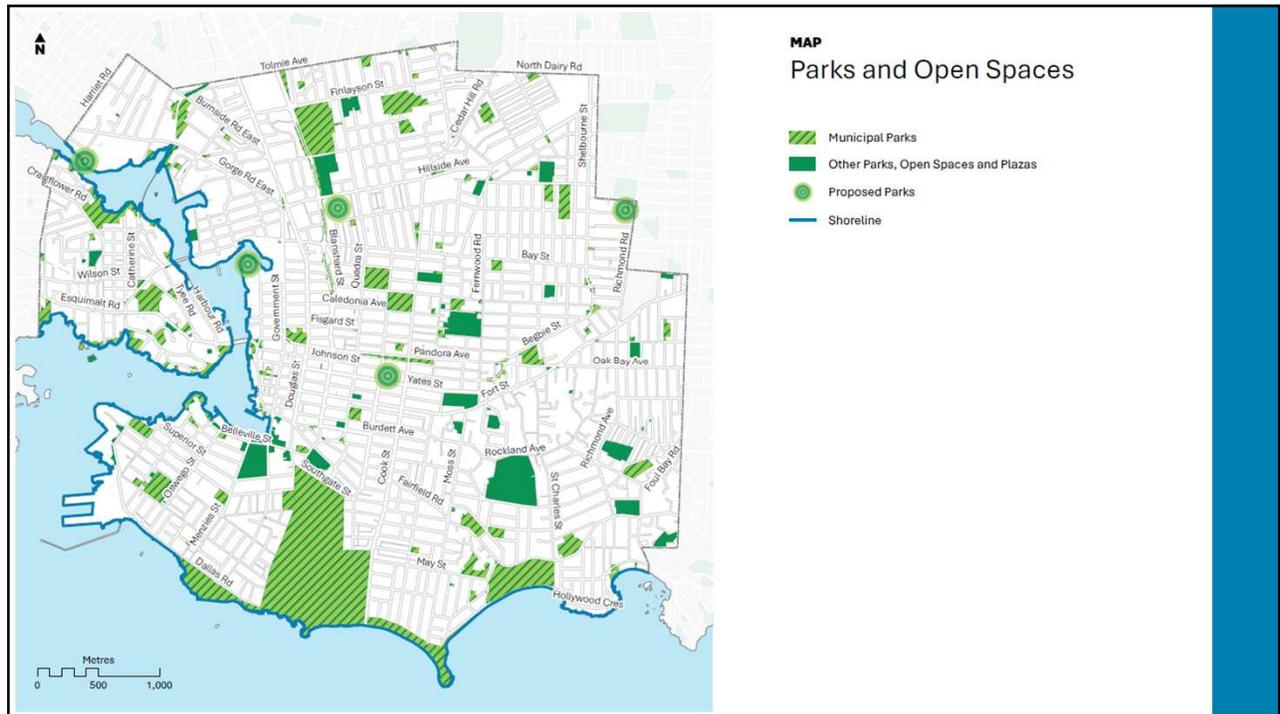
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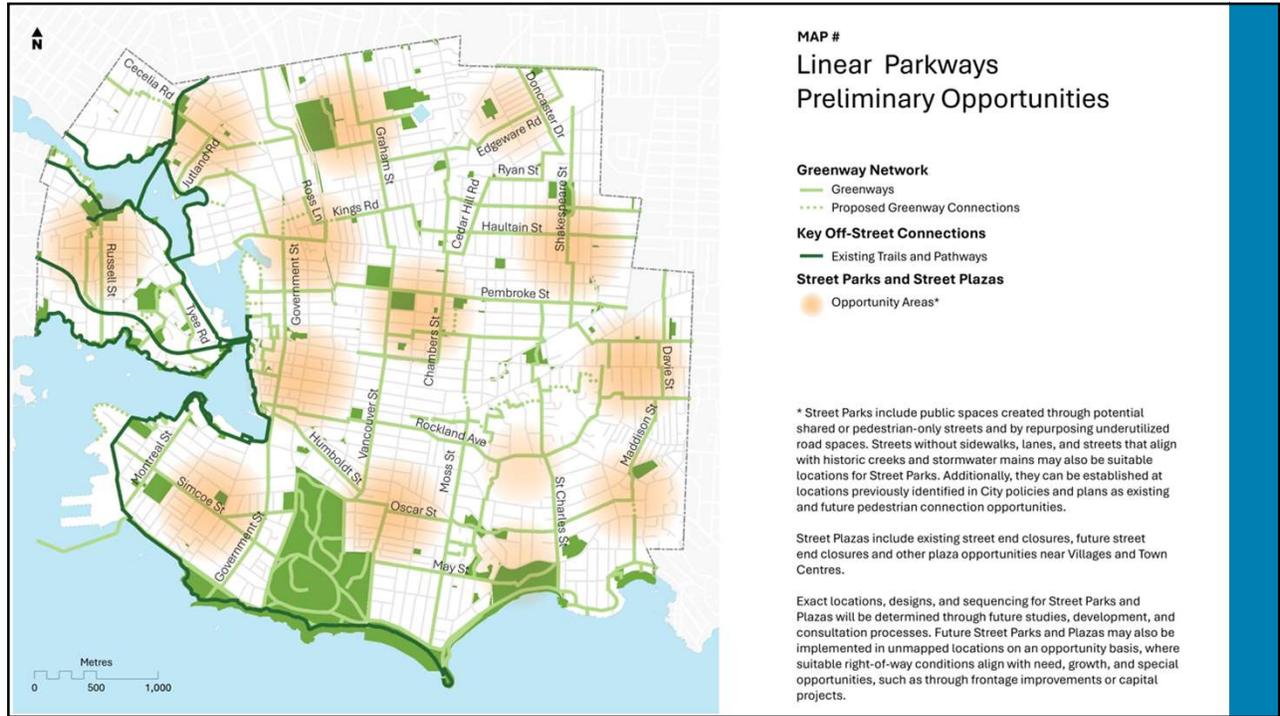
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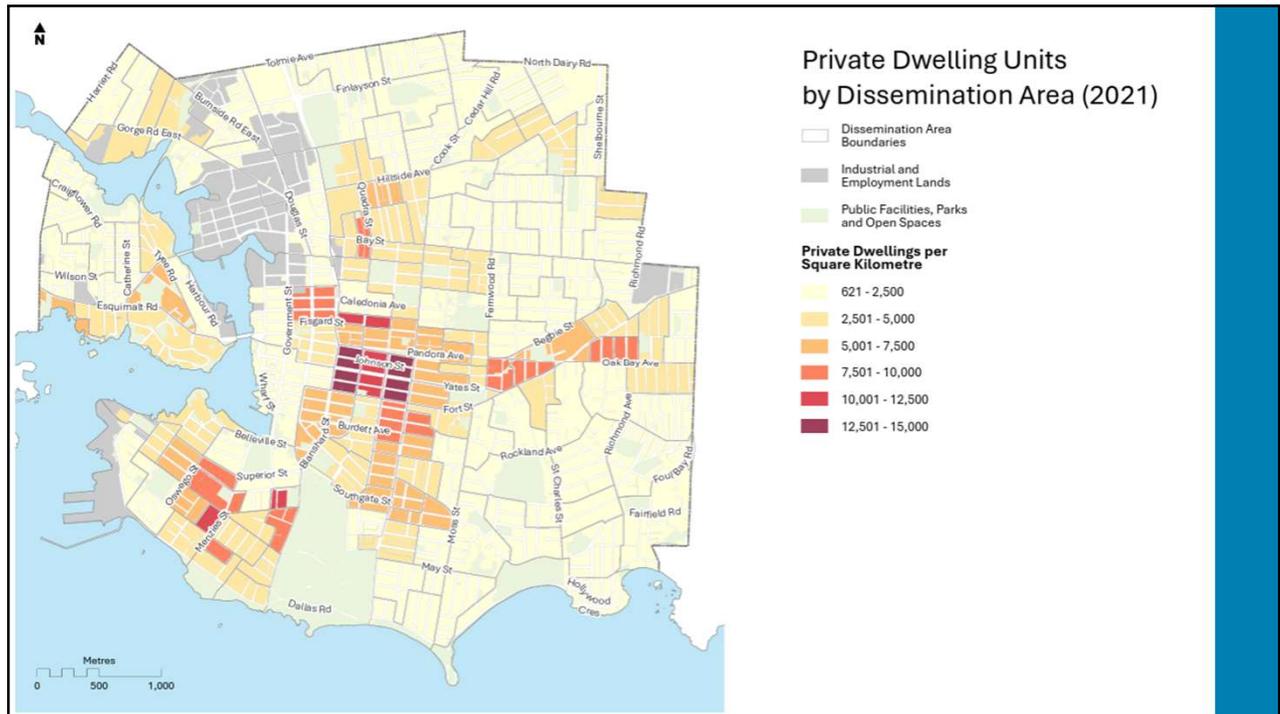
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