

**VICTORIA CITY COUNCIL TO FOLLOW COTW**  
**MEETING OF THURSDAY, APRIL 17, 2025**

**E.1.a Report from the April 03, 2025 Committee of the Whole Meeting**

**E.1.a.a Draft Official Community Plan and Regulatory Directions**

1. That Council instruct the Director of Planning and Development to:
  - a. Update the proposed Official Community Plan (“Victoria 2050 draft OCP”), provided as Attachment A in the March 6, 2025, Committee of the Whole report titled, *Draft OCP and Regulatory Directions* (“March 6 OCP Report”), generally as follows:
    - i. Modify policies and maps related to Town Centres and Villages to:
      1. Designate Breakwater, Holland Point and Gonzales Bay Waterfront Villages as Local Villages.
      2. Designate a new Local Village at Richardson Street and Richmond Avenue.
      3. Designate a new Local Village at Finlayson Street and Quadra Street.
    - ii. Add a Victoria 2050 City Action to prepare a strategy to catalyze family-friendly buildings and prioritize its implementation.
    - iii. Modify the Mobility section to:
      1. Specify a goal of 16 per cent trips by transit and 54 per cent trips by walk, roll and cycle by 2038 for a combined total of 70 per cent.
      2. Specify a goal of 25 per cent trips by transit and 55 per cent trips by walk, roll and cycle by 2050 for a combined total of 80 per cent.
      3. Revise policies to highlight the importance of Light Rail Transit (LRT) in the context of regional growth, housing needs and climate goals.
      4. Incorporate new policies and directions to emphasize planning, building momentum and developing a business case for LRT.
      5. Incorporate new policies and directions to encourage families and youth to embrace car lite and car free lifestyles through safe infrastructure provision.
    - iv. Incorporate new policies in the Administration section to ensure City bylaws and land use decisions take a housing priority approach, seeking to remove barriers to the development of housing while continuing to ensure the livability of the urban environment.
  - b. Update the proposed Draft Design Guidelines, provided as Attachment B in the March 6 OCP Report, to clarify how galley style development can be achieved while meeting City objectives.
  - c. Update the proposed approach to Zoning Modernization, provided as Attachment C in the March 6 OCP Report, generally as follows:

- i. Updated directions to reflect the modified approach to Town Centres and Villages described in recommendation 1(a)(i) above and 1(e)(ii) below.
    - ii. Clarify the intent to maintain the current approach of requiring 2 m front yard setbacks for buildings up to three storeys on corner lots.
    - iii. Advance a density bonus of 0.15:1 FSR in the Priority Growth Areas to permit up to 2.75 FSR for secured rental and strata buildings where at least 15% of the total family-friendly units are three-bedroom units if it maintains project timeline. Report back on options if timeline delays are anticipated.
  - d. Update the proposed approach to Site Servicing Renewal, provided as Attachment F in the March 6 OCP Report, generally as follows:
    - i. Incorporate Transit Priority Measures into Engineering Standards that align with BC Transit and Provincial Guidelines to guide street improvements and future proof for rapid transit on the Transit Priority Network.
  - e. Update the proposed Rezoning and Development Policy, provided as Attachment G in the March 6 OCP Report, generally as follows:
    - i. Update, add and modify policies and maps related to Town Centres and Villages to reflect recommendation 1(a)(i) above.
    - ii. Update policies and maps to:
      - 1. Expand East Fort Street Village to Ormond and Linden Avenue
      - 2. Expand Fairfield at Irving Village across Foul Bay Road and Richmond Road.
      - 3. Reduce the footprint of the proposed Richardson and St. Charles Village to focus on the intersection.
    - iii. Add new policies to guide a housing priority approach in the review of development applications, aligned with recommendation 1(a)(iv) above.
  - f. Prioritize the monitoring and evaluation of development within the Residential Fabric to consider opportunities at the OCP five-year review to further advance housing and transit objectives, including introducing new areas for six storey building forms and supporting non-market development.
  - g. That Council direct staff to
    - i. Set 5-year tree canopy (growth) targets within the OCP supporting a 40% city-wide 2050 tree canopy goal.
    - ii. Set five-year neighbourhood-level planting targets within the OCP to reach a 40% city-wide tree canopy by 2050.
2. That Council instruct the Director of Planning and Development to advance the following recommendations from the March 6 OCP Report with all referenced attachments amended in accordance with recommendation 1 above:
- a. Refer the regional context statement, as provided in Schedule B of Attachment A to the Capital Regional District Board for consideration of acceptance.
  - b. Bring forward, for first and second readings prior to consideration at a public hearing, a bylaw that repeals the *Official Community Plan (Bylaw No. 12-013)* originally adopted in 2012 and replaces it with the new *Official Community Plan*, generally in the form as provided as a draft in Attachment A (“Victoria 2050”), following acceptance or deemed acceptance after the 120-day wait period of the regional context statement by the Capital Regional District Board.

- c. Prepare development permit areas and heritage conservation areas generally in accordance with Attachment B: Approach to Development Permit Areas and Heritage Conservation Area and Draft Design Guidelines and include these in Victoria 2050.
  - d. Together with Victoria 2050, bring forward a bylaw that repeals *Zoning Bylaw 2018 (Bylaw No. 18-072)* and replaces it with a new zoning bylaw, generally in accordance with Attachment C: Approach to Zoning Modernization.
  - e. Together with Victoria 2050, bring forward a new Amenity Cost Charge Bylaw, generally in accordance with Attachment D: Proposed Amenity Cost Charge Bylaw.
  - f. Together with Victoria 2050, bring forward a tenant protection bylaw and associated development permit area generally in accordance with Attachment E: Proposed Tenant Protection Bylaw and Development Permit Area.
  - g. Together with Victoria 2050, bring forward necessary bylaws to repeal the *Victoria Subdivision and Development Servicing Bylaw (Bylaw No. 12-042)* and replace it with a comprehensively updated and streamlined bylaw, including modernized engineering standards and specifications and fee schedules as generally described in Attachment F: Approach to Site Servicing Renewal.
  - h. Together with Victoria 2050, bring forward a final, formatted version of the Draft Rezoning and Development Policy (Attachment G).
  - i. Review existing City policies and bylaws for redundancies or conflicts with the subject matter described in recommendations 2(a) through 2(h) above and bring forward any required amendments or revisions to reconcile the provisions of these bylaws and policies, including but not limited to the *Streets and Traffic Bylaw (Bylaw No. 09-079)*, the *Highway Access Bylaw (Bylaw No. 91-038)*, the *Sidewalks, Streets and Boulevards Protection Bylaw (Bylaw 91-052)* and the *Downtown Core Area Plan (2011, updated 2022)*.
  - j. If Victoria 2050 is adopted, following adoption, prepare a five-year implementation plan that prioritizes the following City actions:
    - i. Development of an OCP monitoring, evaluation and update program, in accordance with Provincial legislation and in line with recommendation 1(f) above.
    - ii. Completion of the subsequent phases of Zoning Modernization, as generally described in Attachment C.
    - iii. Updates to the *Land Use Procedures Bylaw (16-028)* and other development process improvements as described in this report.
    - iv. A renewed plan for Downtown, following the completion of a retail strategy.
    - v. A renewed plan for the Victoria Harbour.
    - vi. A renewed heritage policy program.
    - vii. Development of a linear parkways program.
    - viii. Development of a community infrastructure strategy.
    - ix. Development of a strategy to catalyze family friendly buildings.
    - x. Development of a rapid transit office to implement transit-focused road improvement projects and to plan for future rapid transit in Victoria.
3. That Council instruct the Director of Engineering and Public Works to:
- a. Bring forward a bylaw that delegates powers to the Director of Engineering and Public Works to require that owners provide excess or extended services

pursuant to section 507, *Local Government Act* and sets an interest rate for latecomer charges, and develop an associated policy to guide the administration of a latecomer program as generally described in Attachment F: Approach to Site Servicing Renewal.

- b. Bring forward a bylaw that designates the role of Servicing Officer to the Supervisor of Land Development and authorizes suitable alternate positions that can act in the servicing officer role if the Supervisor of Land Development position is vacant or unable to act.

4. That Council:

- a. Rescind the appointment of the Supervisor Land Development as the Deputy Approving Officer and appoint the person in the position of Manager – Land Development as Deputy Approving Officer.
- b. Through the Victoria Regional Transit Commission, BC Transit Board of Directors, and directly to applicable provincial and federal ministries, increase advocacy to expedite the provision of reliable accessible transit service, fleet renewal and infrastructure investments to support the anticipated housing and population growth in the City of Victoria.