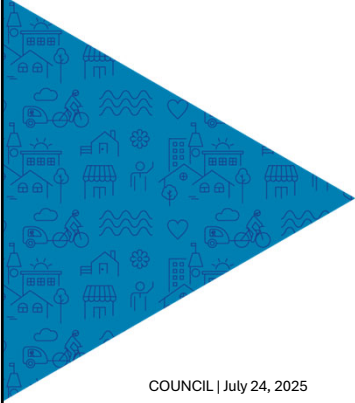



2025 | CITY OF VICTORIA | Planning and Development

# Introductory Readings

Victoria 2050 OCP, Zoning Modernization, Amenity Cost Charges




COUNCIL | July 24, 2025




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## Bylaws for Consideration Today

- Victoria 2050**  
Updated Official Community Plan
- Zoning Bylaw 2018 Amendment**  
Phase 1 Zoning Modernization and OCP implementation
- Amenity Cost Charges**  
New bylaw for amenity needs driven by growth
- Zoning Regulation Bylaw Amendment**  
Minor updates for OCP alignment

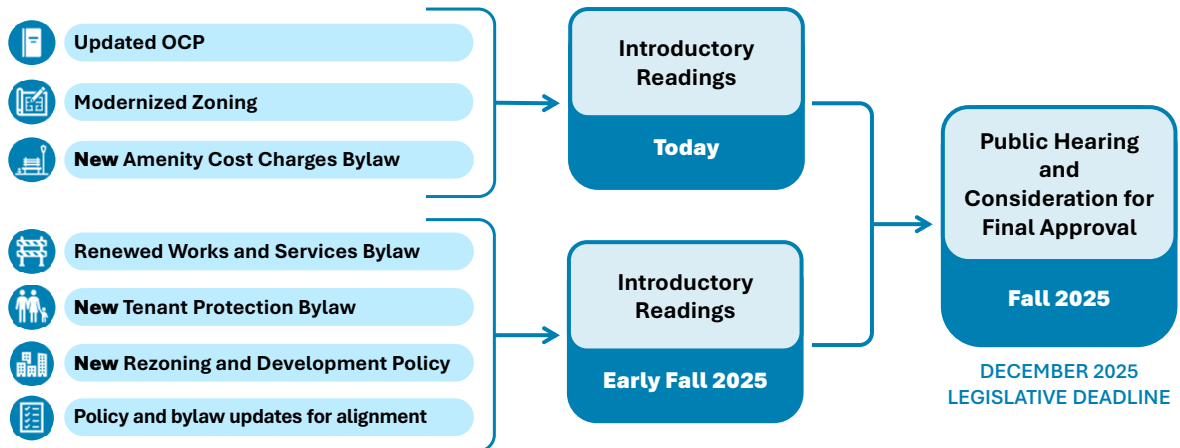


<sup>2</sup> OCP Update, Zoning Modernization and ACCs | July 24, 2025



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## Finalizing the 10-year OCP Update



3 OCP Update, Zoning Modernization and ACCs | July 24, 2025



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## Official Community Plan

- Revised as directed in April
- Formatted and proofed
- Development Permit Areas and Heritage Conservation Areas incorporated (as directed in April and June)



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## General Urban Design Guideline Change

### As presented:

#### 2.1.1. General Guidelines

- a. Site and design buildings with a front-to-back orientation with primary facades facing streets and interior open spaces (rear yards) to achieve a perimeter block form of development.

### As updated:

#### 2.1.1. General Guidelines

- a. Site and design buildings with a front-to-back orientation with primary facades facing streets and interior open spaces (rear yards) to achieve a perimeter block form of development. Alternative forms of site planning may also be considered if the Urban Design Fundamentals of these guidelines can be met.

<sup>5</sup> OCP Update, Zoning Modernization and ACCs | July 24, 2025

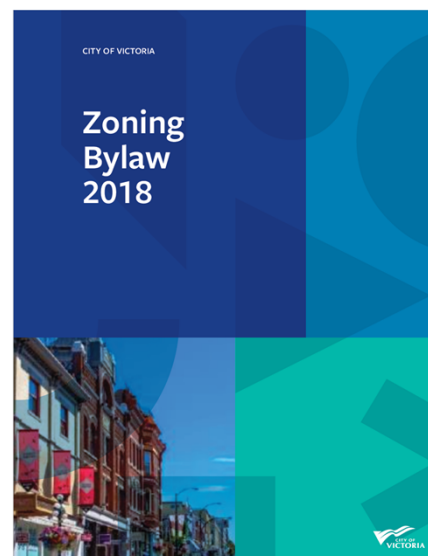


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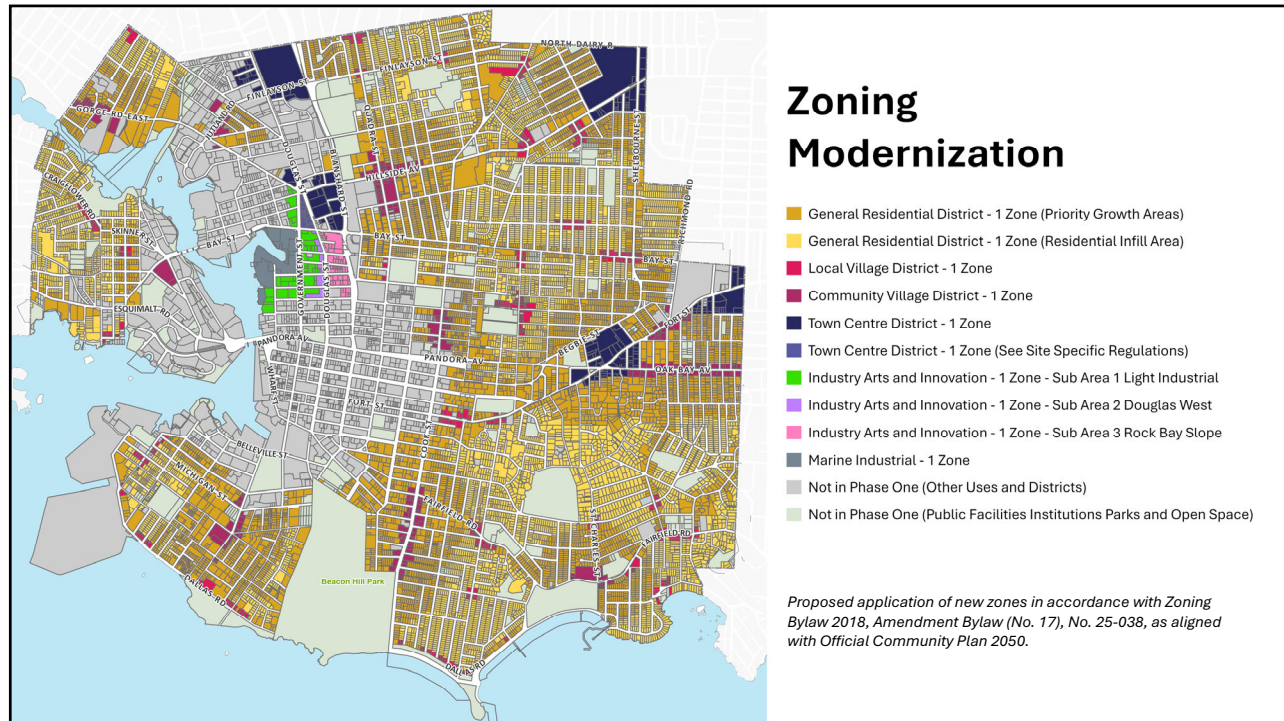
## Modernized Zoning



<sup>6</sup> OCP Update, Zoning Modernization and ACCs | July 24, 2025



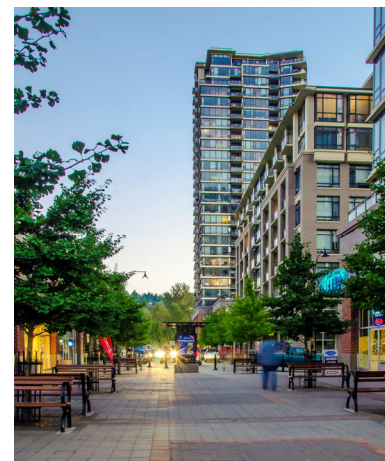
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## Amenity Cost Charges Bylaw

- Reflects approach described in April
- Citywide approach responds to Victoria's small geography and high connectivity
- Program-based approach enables provision of needed amenities over time
- Smooth transition to new approach through modest charges on development



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## Next Steps

**Today:** Introductory readings for OCP, Zoning and ACCs

**Shortly Thereafter:** Updates to engage page and preparation of public notice

**Early Fall:** Introductory readings and initial consideration of remaining content

**Fall:** Public hearing and final consideration of all 10-year OCP Update materials



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