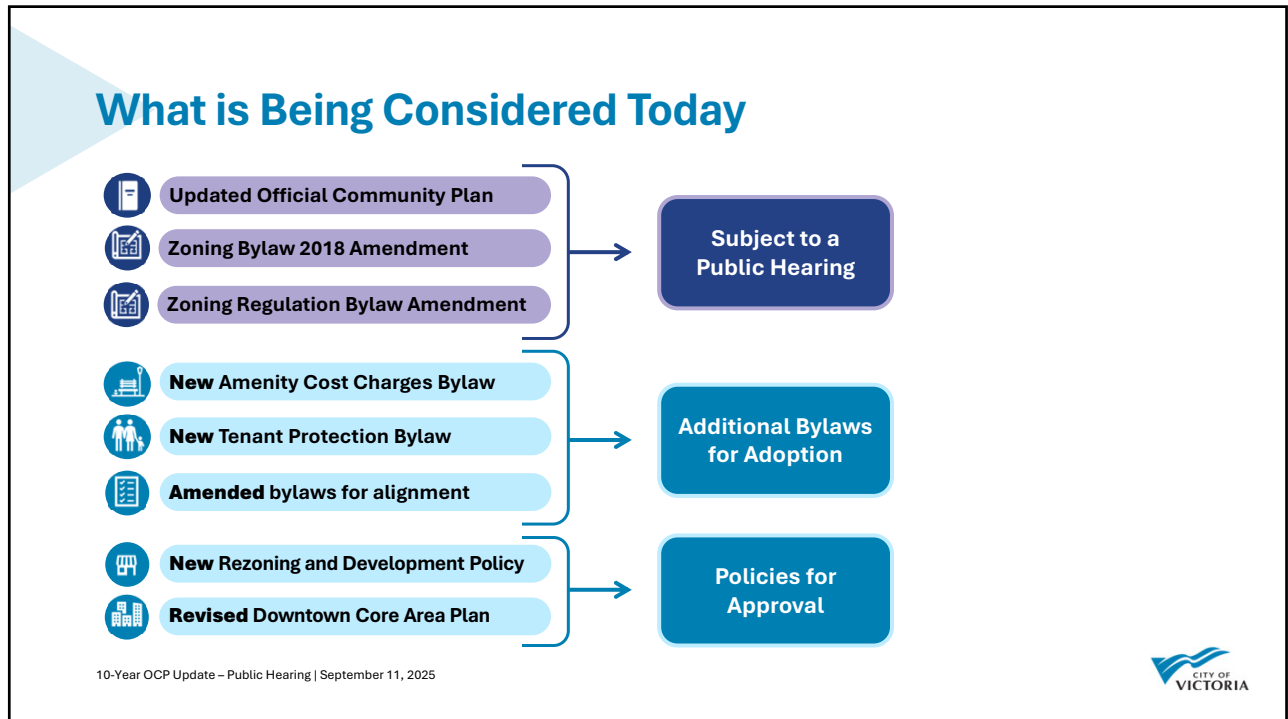
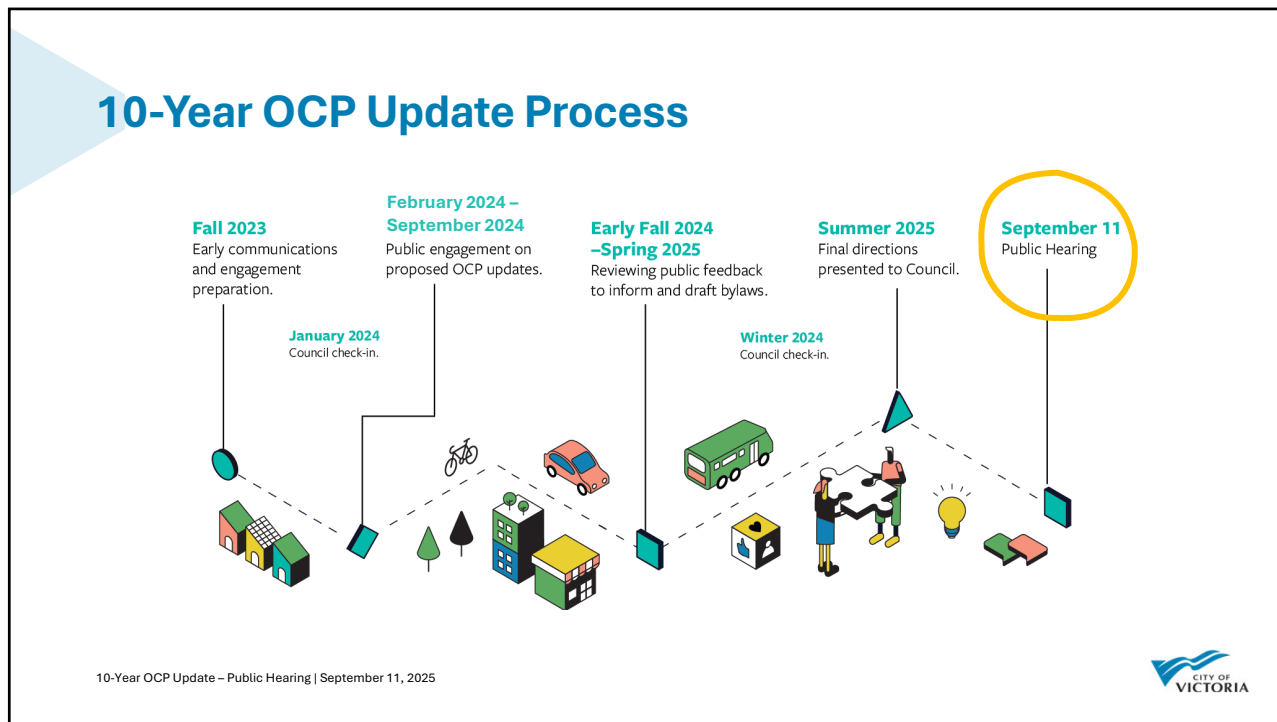


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Introduction to Victoria 2050

Proposed Official Community Plan

4

Victoria 2050 Official Community Plan

- Guides long term growth and change in Victoria
- Would replace the 2012 OCP
- Must meet certain legislative requirements



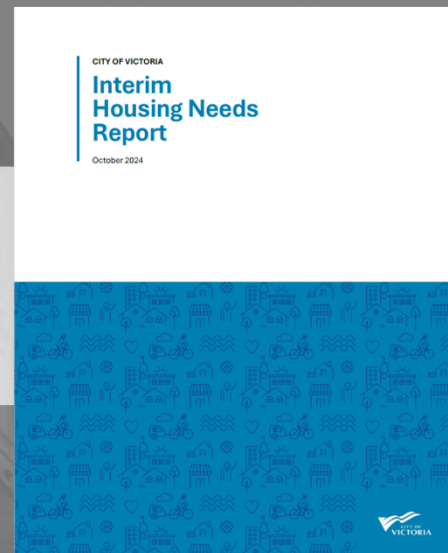
Official Community Plan, 2025 Bylaw
Subject to Public Hearing



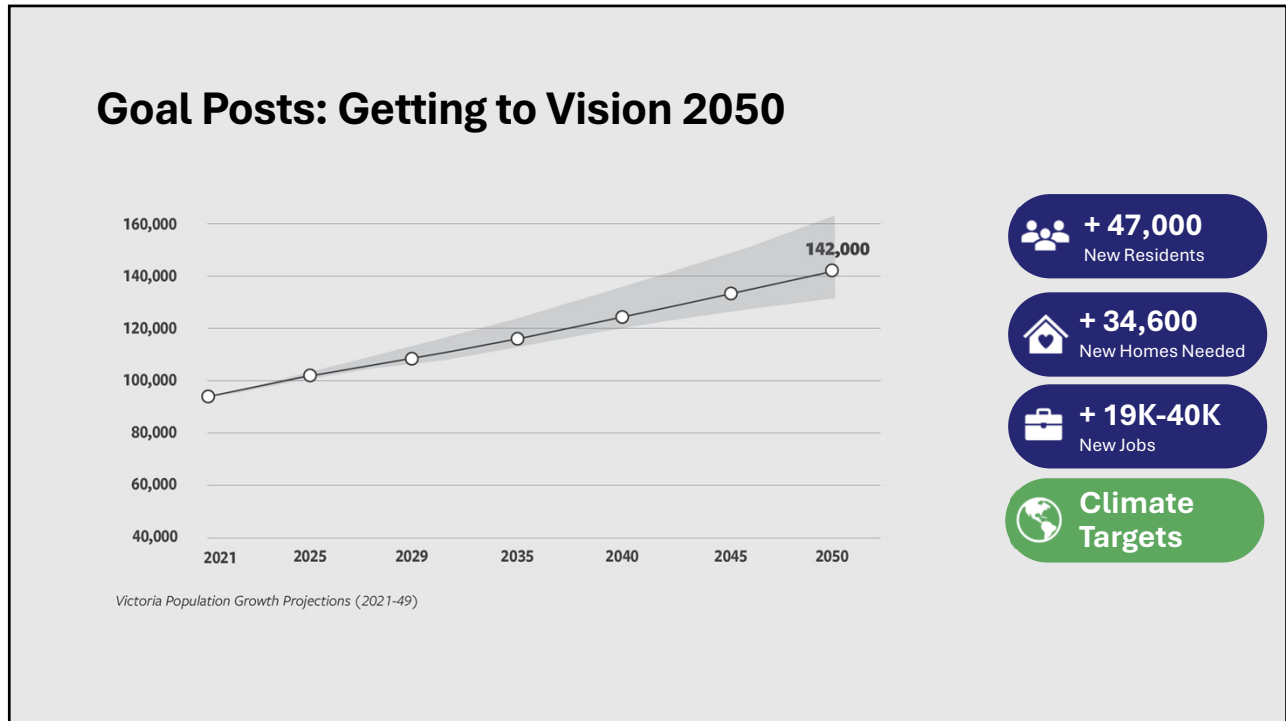
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Legislative Requirements

Proactively planning for current and future housing needs



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Priority Housing Needs

Secured Rental

60% of Victorians are renters today and face a challenging market

OCP Goal Post
65% secured rental

Non-Market

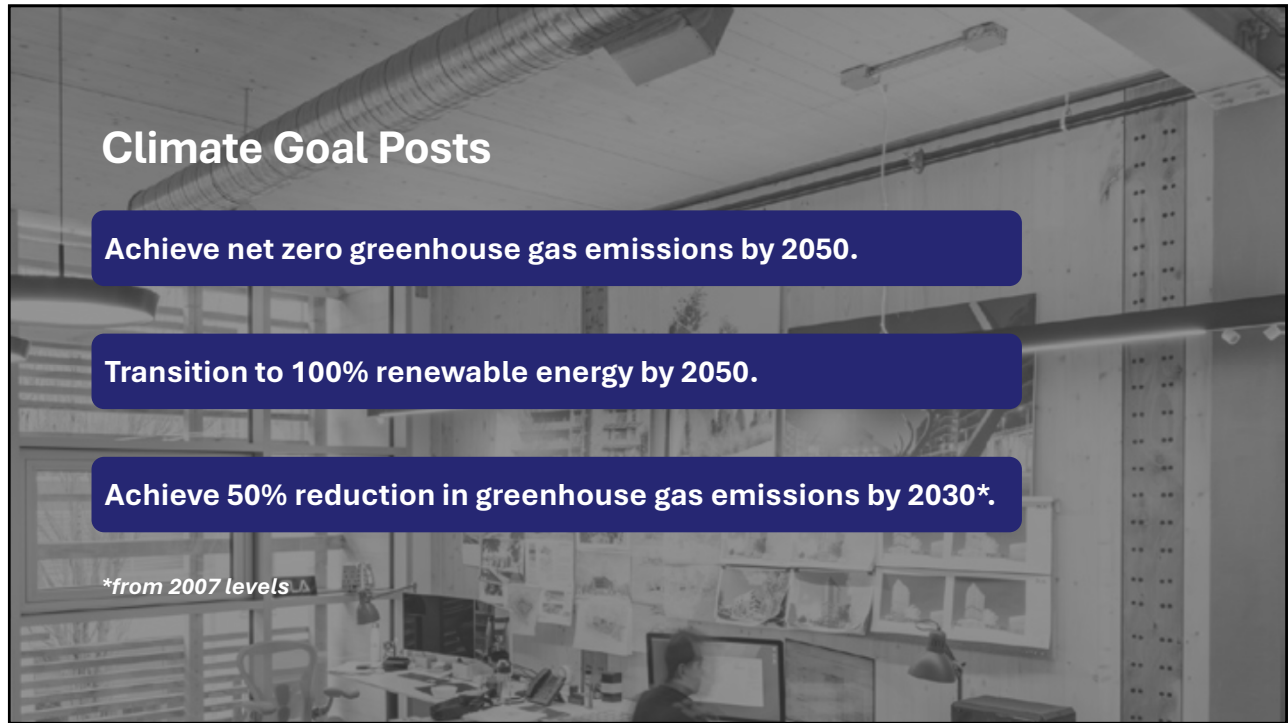
24% of renters are in Core Housing Need

Family Friendly

Just 1% of rentals have three or more bedrooms

OCP Goal Post
17% 3+ bedroom

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Climate Goal Posts

- Achieve net zero greenhouse gas emissions by 2050.
- Transition to 100% renewable energy by 2050.
- Achieve 50% reduction in greenhouse gas emissions by 2030*.

**from 2007 levels*

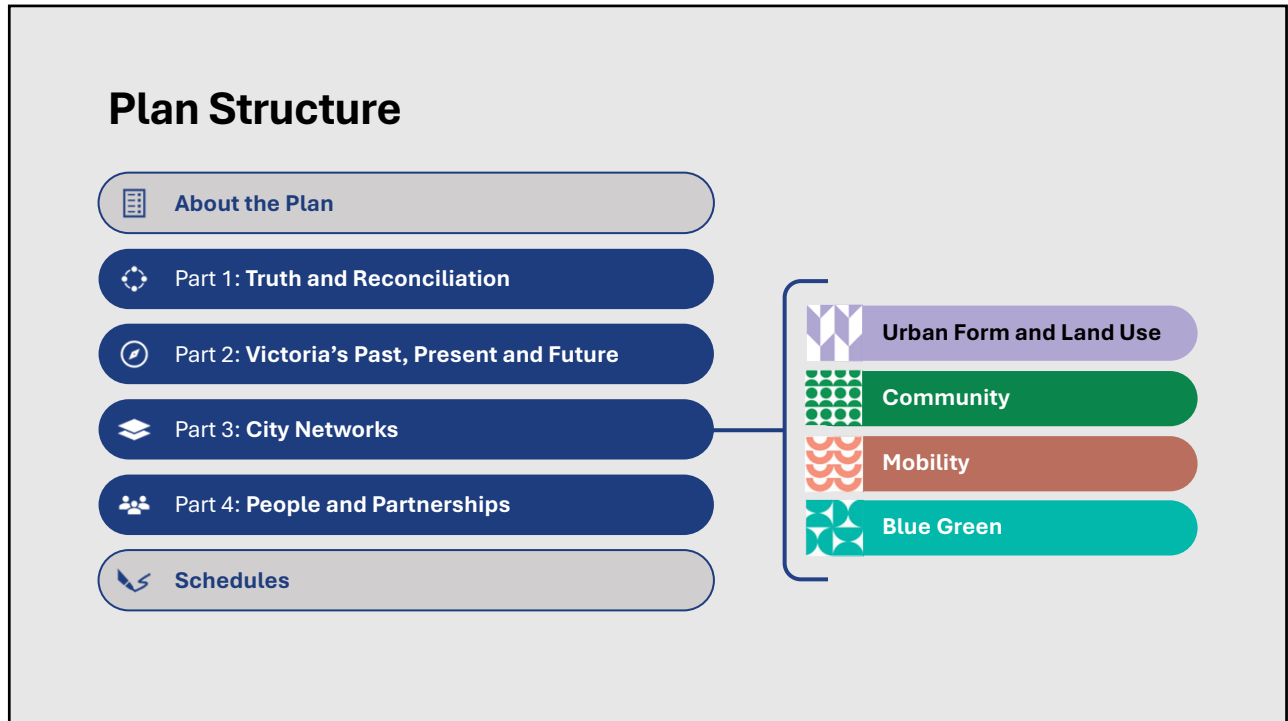
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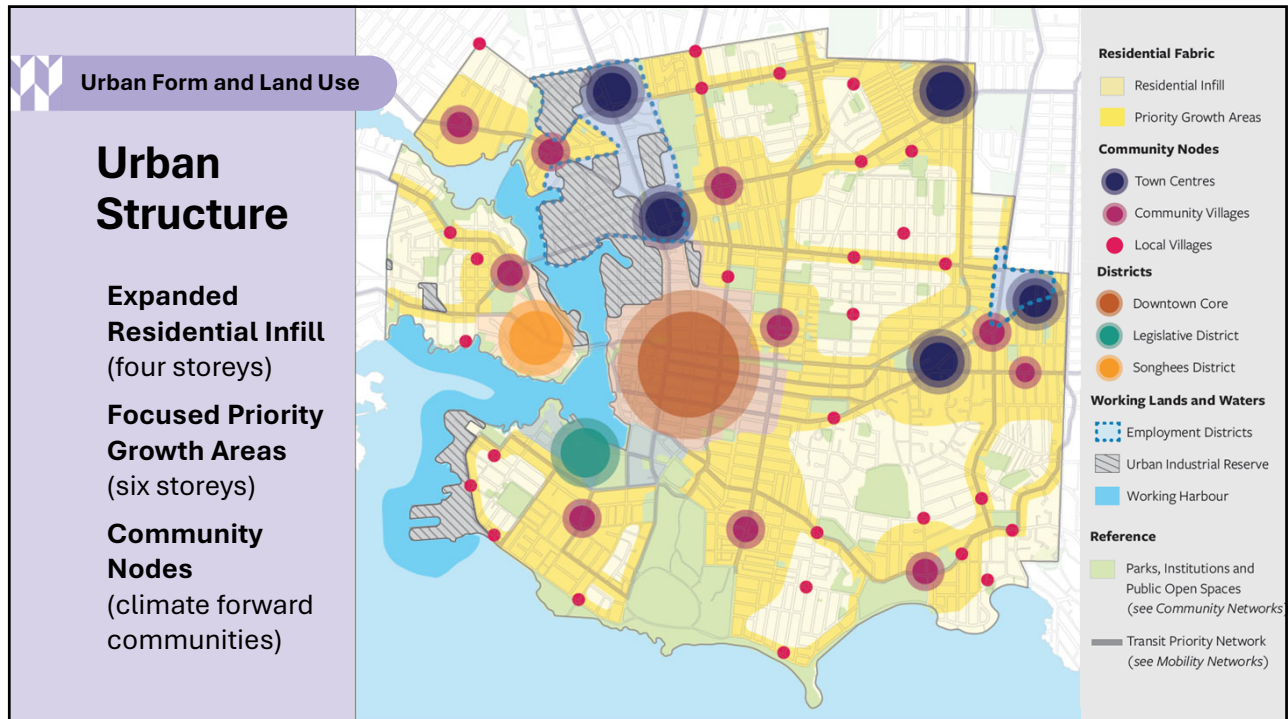
Victoria is a diverse, livable community anchored by a range of housing options, the prosperous urban core of British Columbia's capital region and a global leader in the implementation of climate-forward urban infrastructure.

Vision 2050

10



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OCP Schedule C

Development Permit Areas (DPAs) and Heritage Conservation Areas (HCAs)

Streamlined and consolidated for clarity and consistency

10-Year OCP Update – Public Hearing | September 11, 2025

- DPA 1: General Urban Design**
TDPA 1: Tenant Protection
 (applicable citywide)
- DPA 2: Downtown Core**
- DPA 3: Songhees**
- EDPA 1: Shorelines and Waterways**
- HCA 1: Commercial Heritage**
- HCA 2: Residential Heritage**

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OCP Schedule C

Design Guidelines

General Urban Design Guidelines

Downtown Core Guidelines

- Clear, simple guidelines with higher quality outcomes
- Focus on design fundamentals
- Livable homes and neighbourhoods
- Heritage guidelines continue to protect identified assets and areas

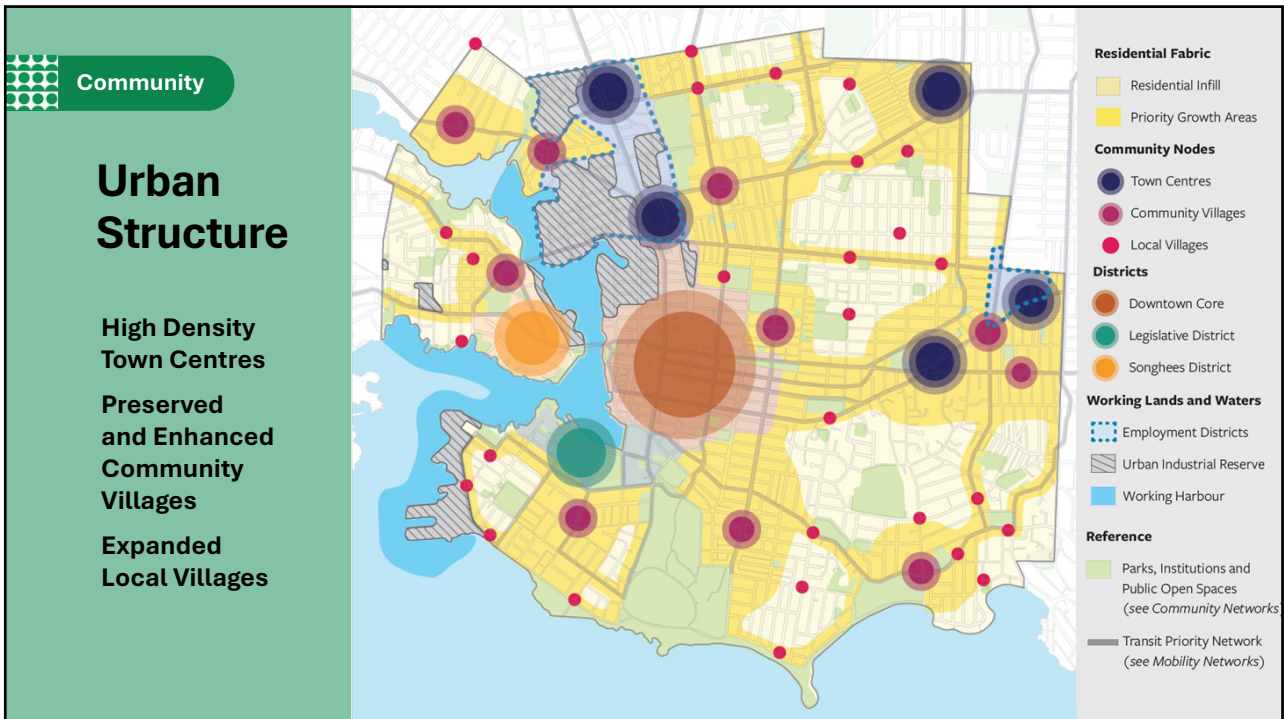
- Residential intensification along frequent transit corridor
- Opportunities for expanded urban forest and pedestrian-friendly streets through redevelopment
- Better cross-street connectivity
- Treed boulevard to soften and beautify busy corridor

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Community

Connected Community Nodes



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



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



Community

Planning for Community Amenities

- Urbanizing community infrastructure to meet the needs of a growing community
- Maximizing the function of parks and open spaces
- Advancing Linear Parkways to better utilize public space for social and environmental needs





Mobility

Strong Community Infrastructure

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Mobility

Mobility Networks and Hubs

- Integrating land use and mobility
- Transit Priority Network aligned with long-term regional directions
- Mobility Hubs provide diverse transportation options at community nodes

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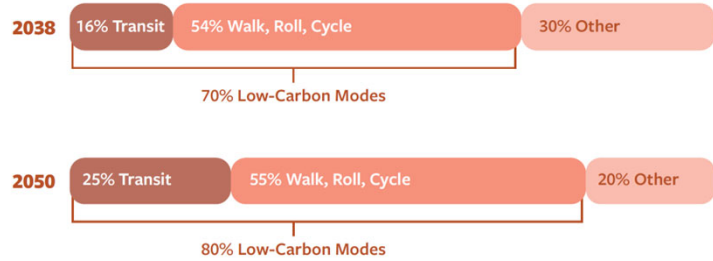
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Mobility

Mobility Future

- Supporting safety, convenience and climate action
- Enabling more local trips by walking, rolling, cycling and transit
- Advocating for significant improvements to transit service levels



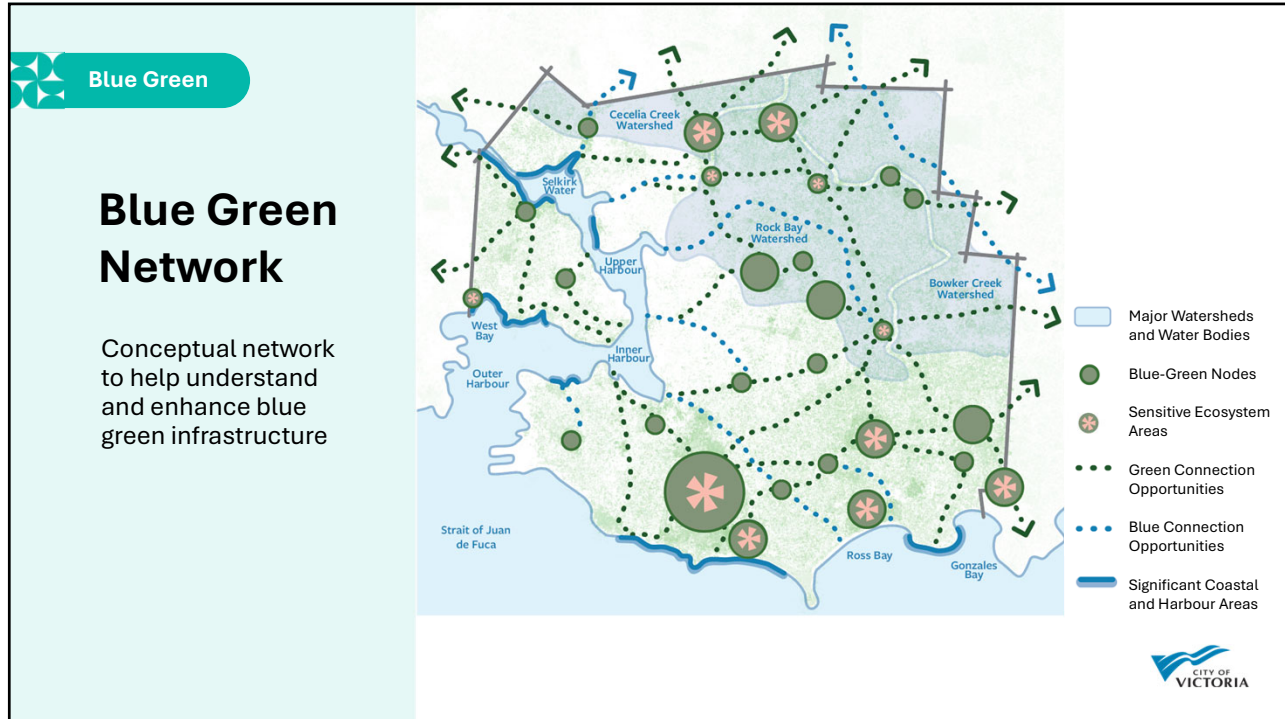
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Blue Green

Functioning Green Infrastructure

- Enhancing natural assets, green infrastructure and the blue network, on and off the shoreline
- Supporting nature-based solutions and replicating historic environmental functions where it works
- Development permit guidelines support blue green objectives in redevelopment

GREEN INFRASTRUCTURE

NATURAL ASSETS	ENHANCED ASSETS	ENGINEERED ASSETS
Wetlands	Rain Gardens	Permeable Paving
Forests	Bioswales	Green Roofs
Parks	Urban Trees	Cisterns
Creeks		Green Walls
Fields		
Soil		

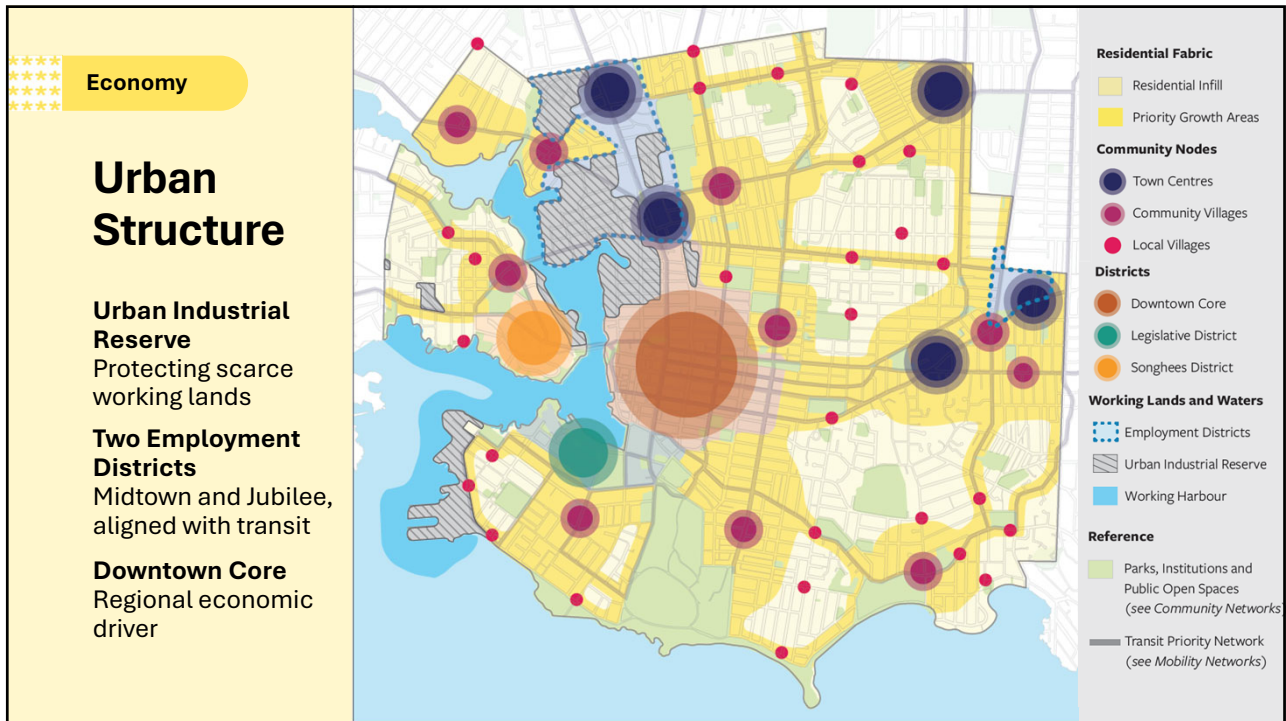
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CITY OF VICTORIA

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Economy

Supporting Local Businesses, Industries and Ambitions

- Support local economic prosperity, reconciliation and core sectors
- Showcase Victoria as a destination city
- Enhance arts and culture
- Embrace Victoria’s deepwater harbour
- Enable innovation and resilience



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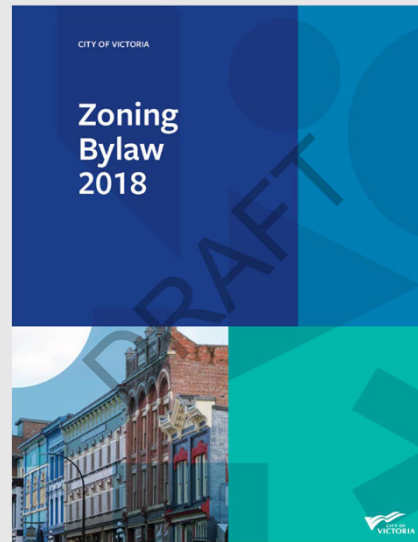
Zoning Modernization

Proposed Amendment Bylaws

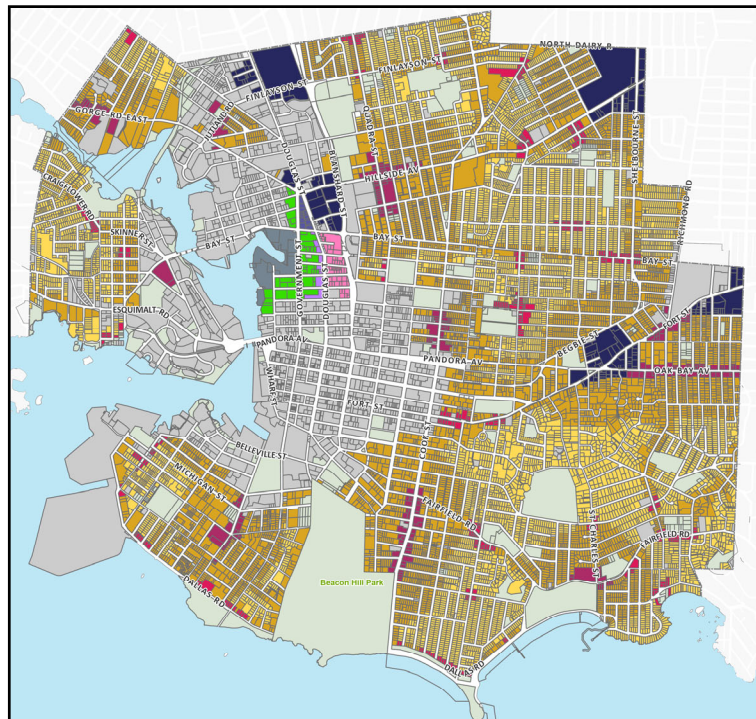
Zoning Bylaw Modernization

- Updating the City’s complex zoning framework
- Aligning it with the OCP
- Meeting legislative requirements to zone for housing needs

 **Zoning Bylaw 2018 Amendment**
Subject to Public Hearing



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Zoning Modernization

- General Residential District - 1 Zone (Priority Growth Areas)
- General Residential District - 1 Zone (Residential Infill Area)
- Local Village District - 1 Zone
- Community Village District - 1 Zone
- Town Centre District - 1 Zone
- Town Centre District - 1 Zone (See Site Specific Regulations)
- Industry Arts and Innovation - 1 Zone - Sub Area 1 Light Industrial
- Industry Arts and Innovation - 1 Zone - Sub Area 2 Douglas West
- Industry Arts and Innovation - 1 Zone - Sub Area 3 Rock Bay Slope
- Marine Industrial - 1 Zone
- Not in Phase One (Other Uses and Districts)
- Not in Phase One (Public Facilities Institutions Parks and Open Space)

Proposed application of new zones in accordance with Zoning Bylaw 2018, Amendment Bylaw (No. 17), No. 25-038, as aligned with Official Community Plan 2050.

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Urban Form and Land Use

Zoning for Priority Housing Needs

Base Entitlement General Residential	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
Greater share of three-bedroom units	2.75 FSR



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Blue Green

Open Space in Zoning

Residential zone regulations:

- Enable contiguous planting area to support urban forest and rainwater management
- Limit above ground and underground structures to enable a healthy tree canopy and root system



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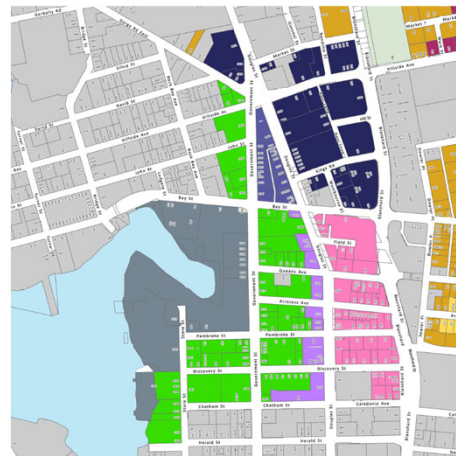
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Economy

Industry, Arts and Innovation District Zoning

- Three new zones and sub areas informed by the Industry, Arts and Innovation District Action Plan
- Promote a range of uses and activities to drive economic prosperity and vitality



- Industry Arts and Innovation - 1 Zone - Sub Area 1 Light Industrial
- Industry Arts and Innovation - 1 Zone - Sub Area 2 Douglas West
- Industry Arts and Innovation - 1 Zone - Sub Area 3 Rock Bay Slope
- Marine Industrial - 1 Zone

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Zoning Regulation Bylaw Amendment

Updates to align with new land use framework



Zoning Regulation Bylaw Amendment
Subject to Public Hearing

Zoning Regulation Bylaw

On this page, you will find a list of all the zones contained within the Zoning Regulation Bylaw (No. 00-159).
The bylaws on this web site are office consolidations and are provided for your convenience. Every effort has been made to ensure accuracy. For accurate information, refer to specific bylaws and amendments available at City Hall.

Bylaw sections:

- [Introduction & General Regulations](#)
- [Schedule A - Definitions](#)
- [Schedule B - Table of Contents](#)
- [Schedule C - Off-Street Parking](#)
- [Schedule D - Home Occupations](#)
- [Schedule E - Accessory Building Regulations](#)
- [Schedule G - House Conversion Regulations](#)
- [Schedule H - Panhandle Lot Regulations](#)
- [Schedule K - Cistern Regulations](#)
- [Schedule L - Small Scale Commercial Urban Food Production Regulations](#)
- [Schedule M - Garden Suites](#)
- [Schedule N - Residential Rental Tenure](#)
- [Schedule O - Maximum Floor Space Ratio for Affordable Housing](#)
- [Schedule P - Missing Middle Regulations](#)
- [Schedule Q - Highway Dedication Amenity Requirements](#)
- [Schedule R - Legal Agreements](#)
- [Schedule S - Fences](#)
- [Schedule T - Transit Oriented Areas](#)
- [Schedule U - Strata Hotel Properties](#)

Supporting Bylaws and Policies

Not subject to Public Hearing
To be considered concurrently

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Tenant Assistance

- New bylaw based on existing Tenant Assistance Policy
- Strengthens current approach and applies to a broader range of land use applications
- Actioned by other bylaw amendments, including for standard enforcement provisions


Tenant Protection Bylaw

Affordable Housing Standards Bylaw

Ticket Bylaw


Bylaw Notice Adjudication Bylaw

bylaw updates to enable implementation



Tenant Protection and Related Bylaws
Not subject to public hearing.
To be considered for adoption concurrently.

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Helping to Finance Growing Amenity Needs

- Amenity Cost Charges help to meet community needs as new housing and businesses are added
- Clear and predictable framework for how development contributes
- Advances the vision for Linear Parkways



Amenity Cost Charges Bylaw

Not subject to public hearing.
To be considered for adoption concurrently.



10-Year OCP Update – Public Hearing | September 11, 2025



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Land Use Procedures

- Implementing development permit areas and heritage conservation areas
- Updating definitions, delegations and fees for alignment
- Comprehensive update identified as a priority implementation measure



Land Use Procedures Bylaw Amendment

Not subject to public hearing.
To be considered for adoption concurrently.



10-Year OCP Update – Public Hearing | September 11, 2025



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Local Policy Guidance

- Carrying forward and modernizing applicable City policies
- Nuanced but flexible guidance for redevelopment
- Locally specific guidance for Town Centres and Villages



Rezoning and Development Policy
 Not subject to public hearing.
 To be considered for approval concurrently.



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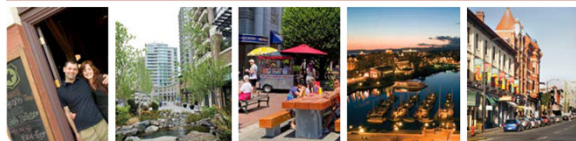
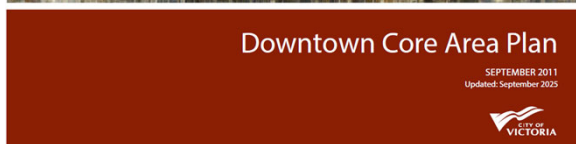
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Aligning Existing Policy

- Updating Downtown Plan to align with:
 - Official Community Plan
 - Rezoning and Development Policy
 - Industry, Arts and Innovation District Action Plan
- Comprehensive update identified as a priority implementation measure



Updates to Downtown Core Area Plan
 Not subject to public hearing.
 To be considered for approval concurrently.



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