



Council Report

For the Meeting of September 12, 2019

To:	Council	Date:	Sept 11, 2019
From:	Alison Meyer, Acting Director, Sustainable Planning and Community Development		
Subject:	Housekeeping Amendment to OCP Amendment Bylaw (No. 29), 19-030		

RECOMMENDATION

That Council:

1. That Official Community Plan Amendment Bylaw (Bylaw No. 19-031) be amended by replacing Schedule 1 with the new Schedule 1, attached.
2. That Official Community Plan Amendment Bylaw (Bylaw No. 19-031) as amended be read for a third time.

EXECUTIVE SUMMARY

This report contains a housekeeping amendment to OCP Amendment bylaw (Bylaw No. 19-031) for implementation of the Fairfield Neighbourhood Plan, in order to avoid inadvertently changing the current OCP designation for 2566-2580 Fifth Street in the Hillside-Quadra neighbourhood.

Proposed OCP Amendment Bylaw (Bylaw No. 19-031) is being considered at Public Hearing of September 12, 2019 in order to implement directions in the Fairfield Neighbourhood Plan. This proposed bylaw received first and second reading on July 11, 2019.

Since then, Council approved an OPC amendment on September 5, 2019 changing the Urban Place Designation of 2566 – 2580 Fifth Street from Urban Residential to Large Urban Village, and the Development Permit Area from DPA 16 to DPA 5: Large Urban Villages. This amendment was unrelated to the Fairfield Neighbourhood Plan.

Because of the timing of the public hearings, the maps prepared as part of the Fairfield Neighbourhood Plan amendment do not reflect the current land use and development permit area for 2566-2580 Fifth Street.

The proposed change ensures that if Council approves the recommended OCP amendments to implement the Fairfield Neighbourhood Plan, that the bylaw maintains consistency with other aspects of the OCP by avoiding an unintended change to the OCP designation and Development Permit Area for 2566-2580 Fifth Street in Hillside-Quadra. These changes are of a housekeeping

nature and as such, can be accommodated within the advertising and notice of the proposed bylaw that has already taken place.

Respectfully submitted,



Marc Cittone
Senior Planner, Community Planning



Alison Meyer
Acting Director, Sustainable Planning and Community
Development

Report accepted and recommended by the City Manager:

Date:

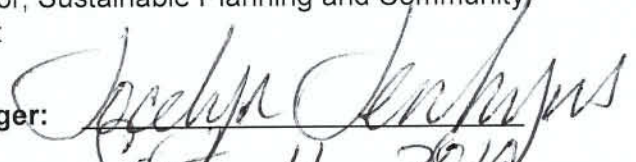
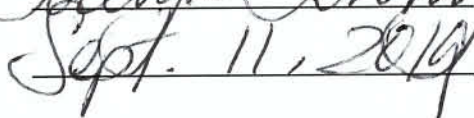
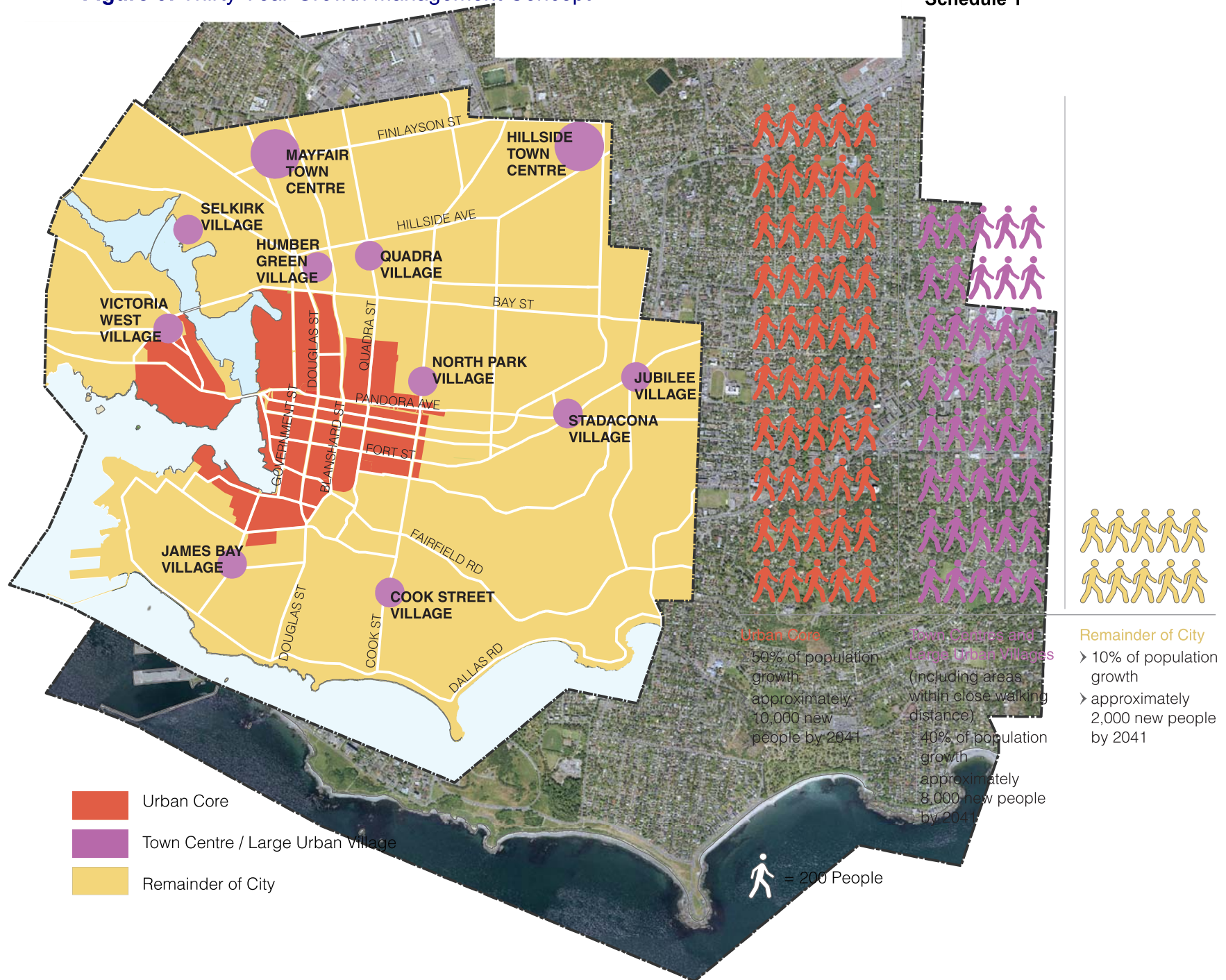
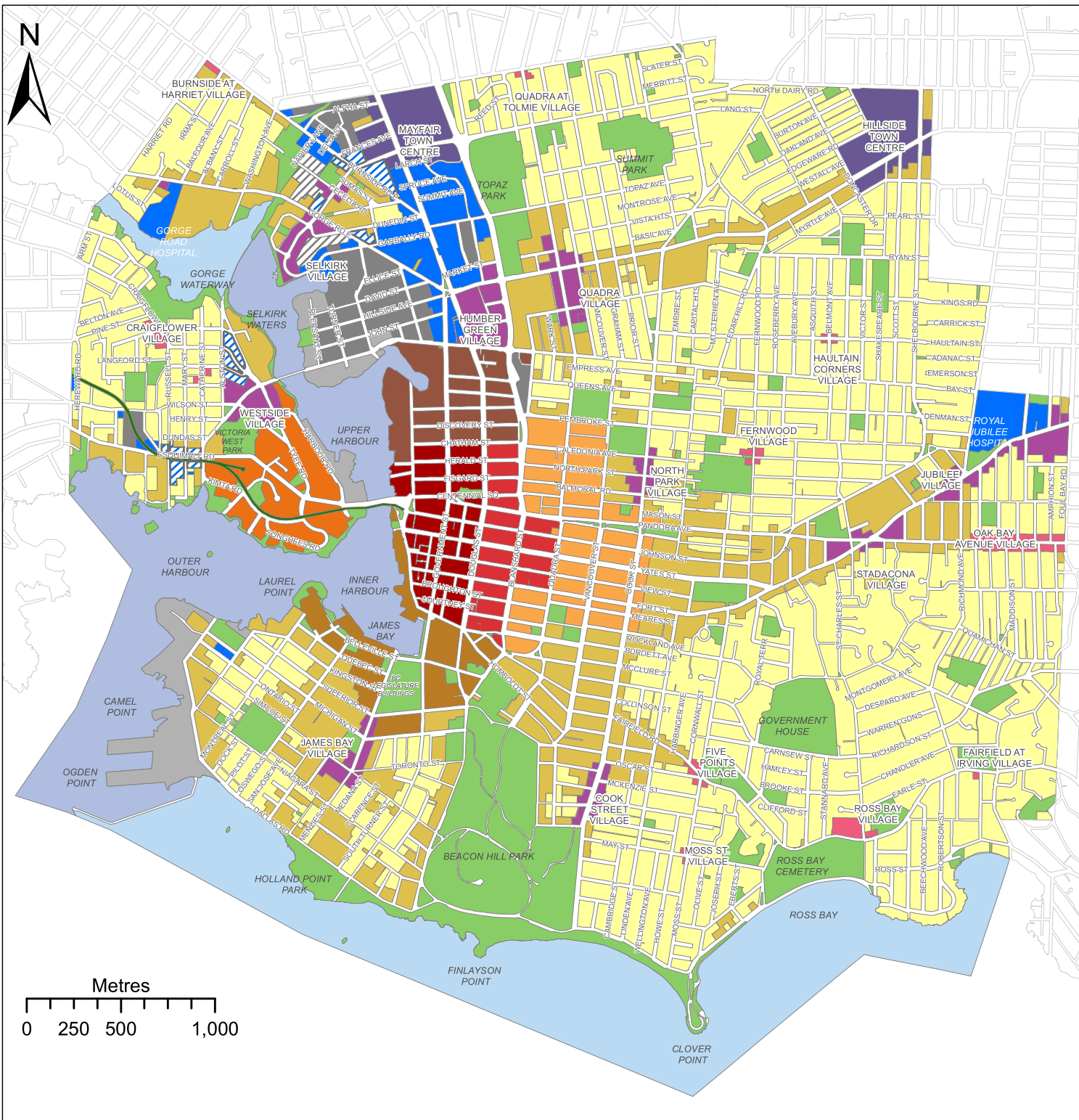



Figure 3: Thirty Year Growth Management Concept



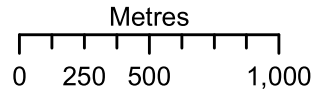
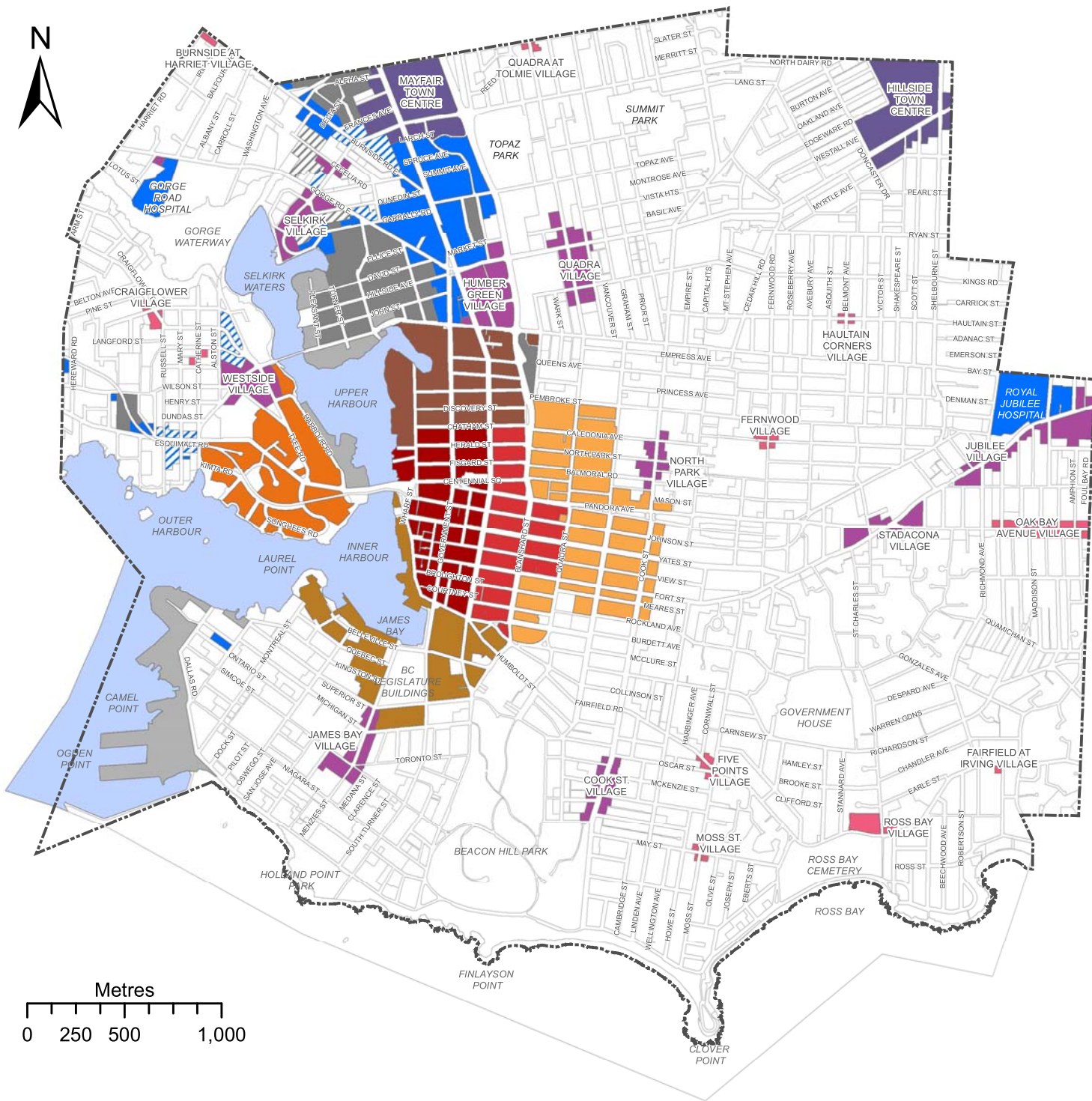


MAP 2

Urban Place Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Employment-Residential
- Industrial Employment
- Industrial Employment-Residential
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

Urban Place Designations extend to the centerlines of adjacent streets.



MAP 14

Employment Lands

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Industrial Employment
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Marine - Harbour
- Employment-Residential
- Industrial Employment-Residential

Urban Place Designations are provided for information purposes only. Please refer to Map2 and Figure 8 for designation information.



MAP 21

Fairfield Neighbourhood

Urban Place Designations*

- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Marine

Public Facilities

- Existing Public School
- Community Centre
- Seniors Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

MAP 32

COMPOSITE MAP OF DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

- DPA 1 (HC): Core Historic
- DPA 2 (HC): Core Business
- DPA 3 (HC): Core Mixed-Use Residential
- DPA 4: Town Centres
- DPA 5: Large Urban Villages
- DPA 6A: Small Urban Villages
- DPA 6B (HC): Small Urban Villages Heritage
- DPA 7A: Corridors
- DPA 7B (HC): Corridors Heritage
- DPA 8: Victoria Arm Gorge Waterway
- DPA 9 (HC): Inner Harbour
- DPA 10A: Rock Bay
- DPA 10B (HC): Rock Bay Heritage
- DPA 11: James Bay and Outer Harbour
- DPA 12 (HC): Legislative Precinct
- DPA 13: Core Songhees
- DPA 14: Cathedral Hill Precinct
- HCA 1: Traditional Residential
- DPA 15C: Intensive Residential Rockland

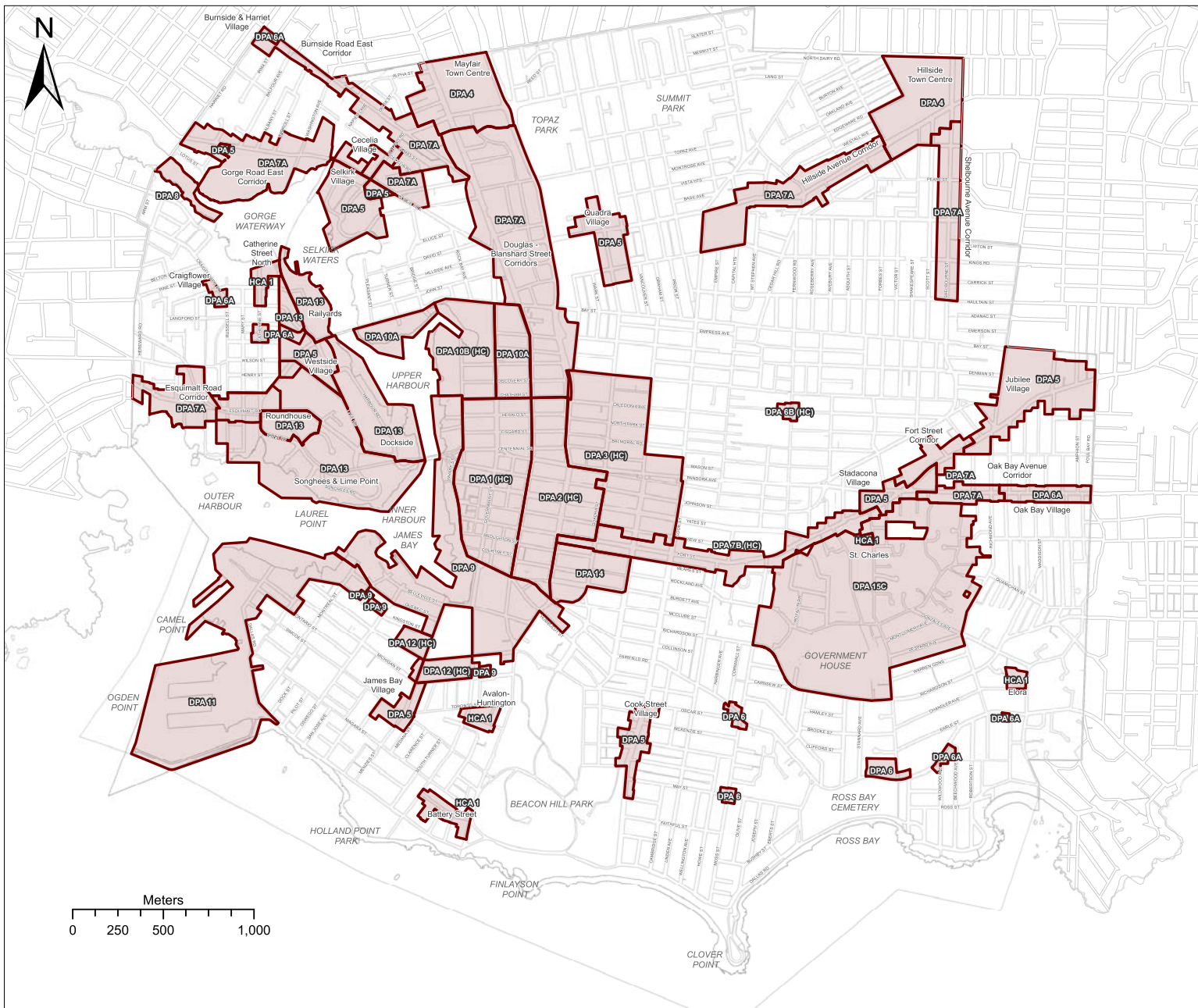
See Map 32A for the following Intensive Residential Development Permit Areas:

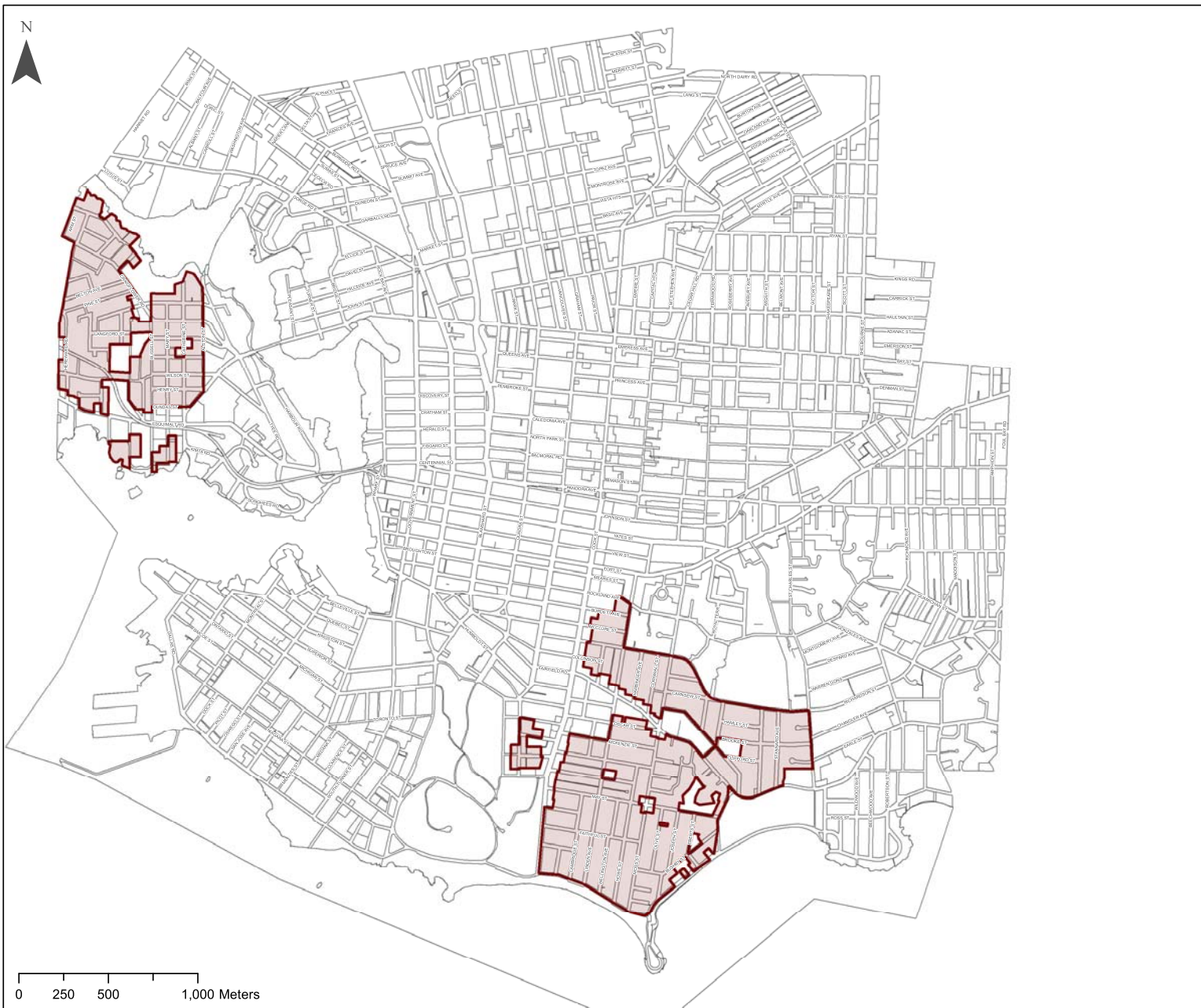
DPA 15F: Intensive Residential - Attached Residential Development

The following designations apply to all areas within the City of Victoria and are not shown on this map:

- DPA 15A: Intensive Residential Small Lot
- DPA 15B: Intensive Residential Panhandle Lot
- DPA 15D: Intensive Residential Duplex
- DPA 15E: Intensive Residential Garden Suites
- DPA 16: General Form and Character

This composite map is provided for reference only. Please see the map and provisions for each designated DPA and HCA for legal information.





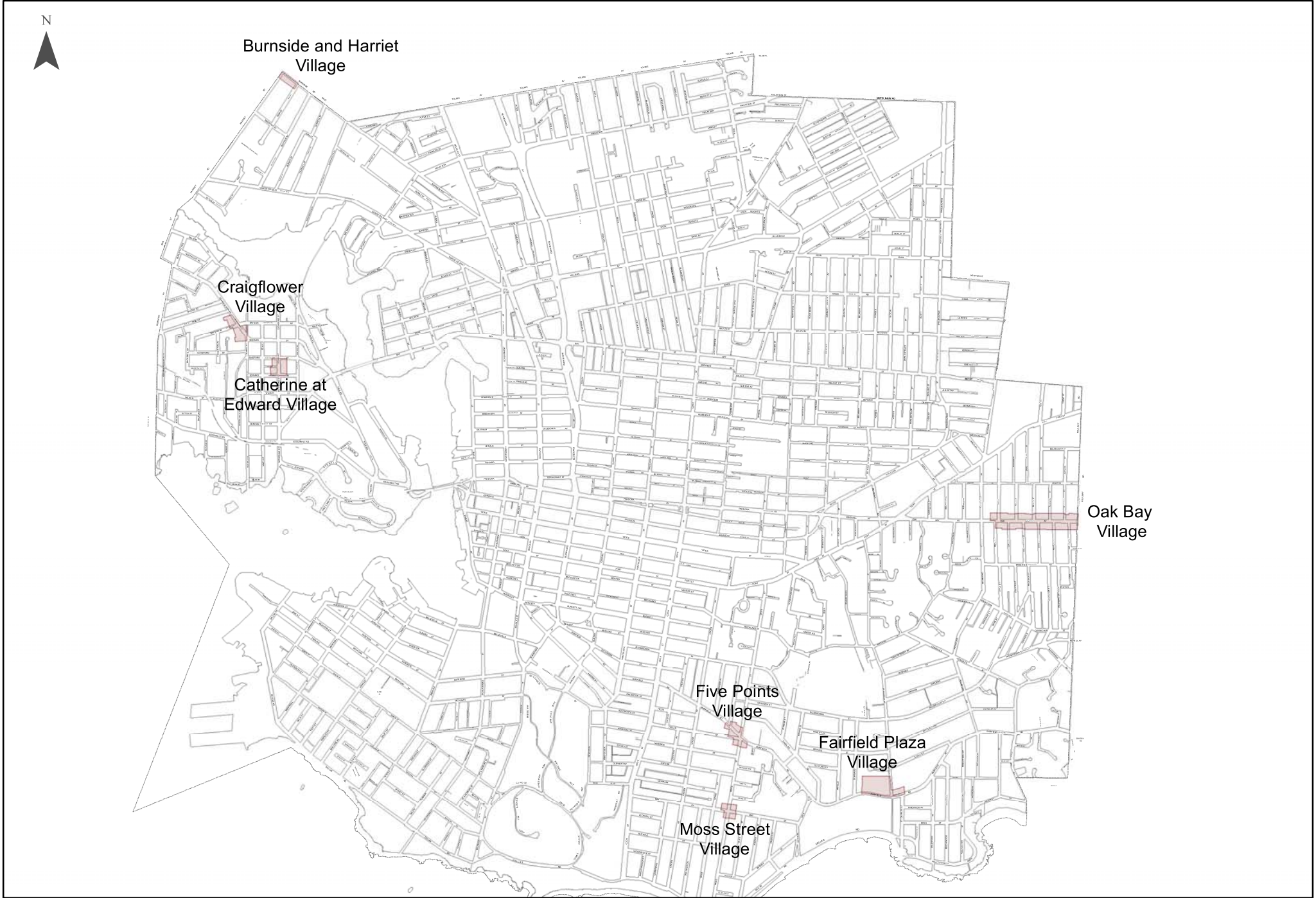
MAP 32A

COMPOSITE MAP OF ATTACHED RESIDENTIAL DEVELOPMENT PERMIT AREAS

DPA 15F: Intensive Residential -
Attached Residential Development

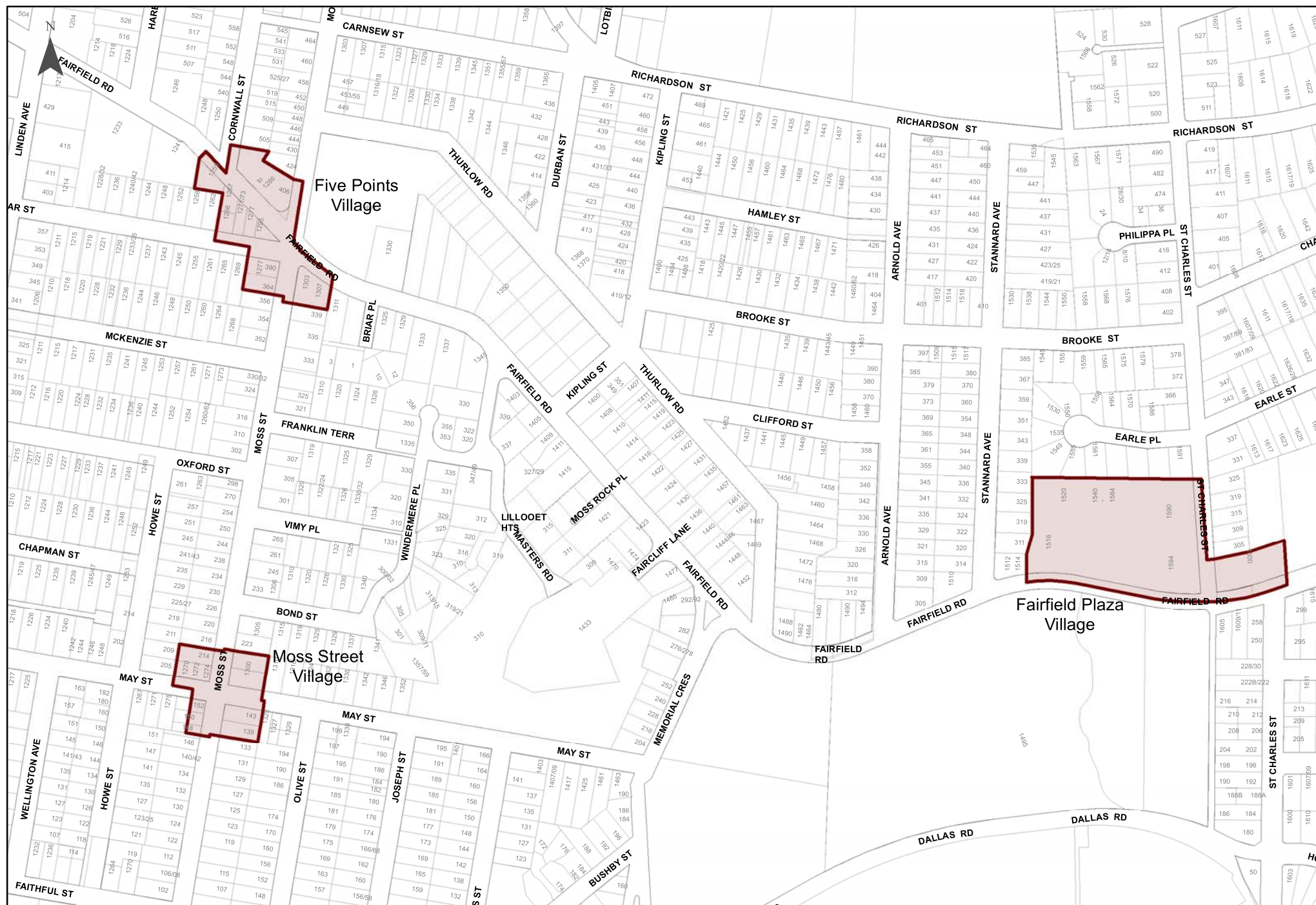
This composite map is provided for reference only.
Please see the detailed maps for legal information.

Map 48: DPA 6A: Small Urban Villages



This composite map is provided for reference only.
Please see the detailed maps for legal information.

Map 48D: DPA 6D: Small Urban Villages - Moss Street Village, Five Points Village, and Fairfield Plaza Village



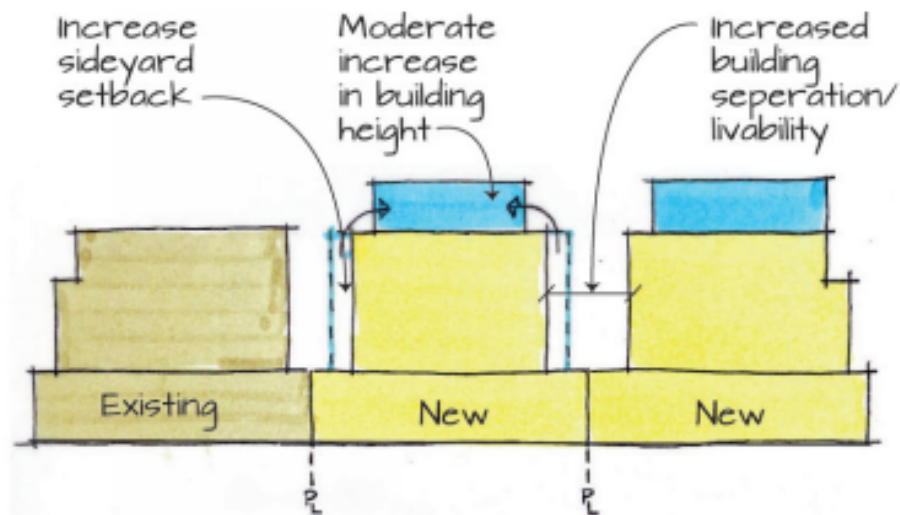


Fig. 23. Building Separation for Taller Buildings, Cathedral Hill: At a given density, modest increase in height can support greater building separation and more slender buildings, enhancing livability for current and planned future residences.

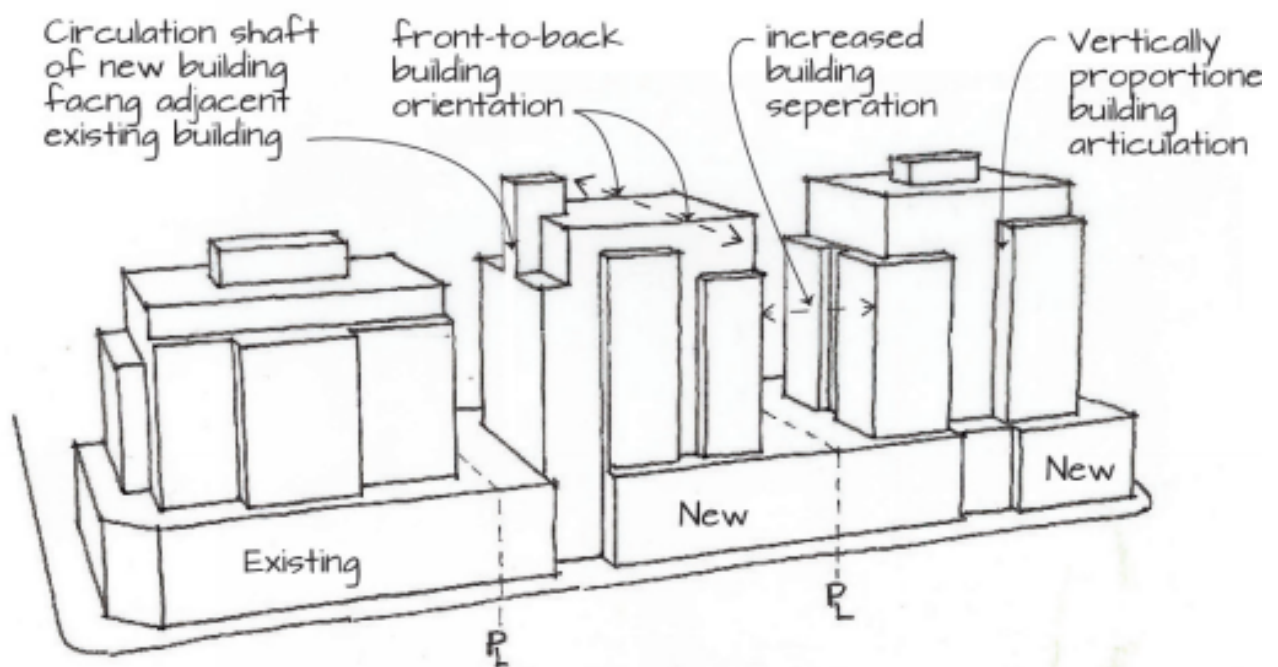


Fig 24. Building Orientation for Taller Buildings: Examples of strategies for building orientation which encourage livability

Map 74: DPA 15F: Intensive Residential - Attached Residential Development (Fairfield)

