

Downtown Core Area Plan

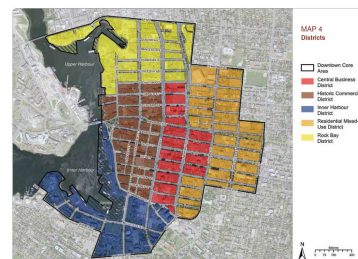
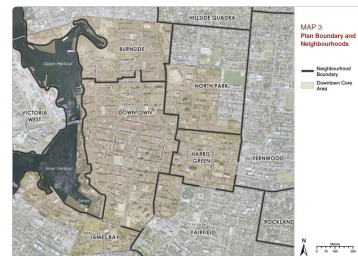
Review and Update



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Background

- DCAP approved September 2011
- Policy guidance for development applications within the broader Downtown Core Area.
- Review and update to ensure it remains current and responsive to feedback from plan users.
- Focus on improving liveability through updated building design guidelines.

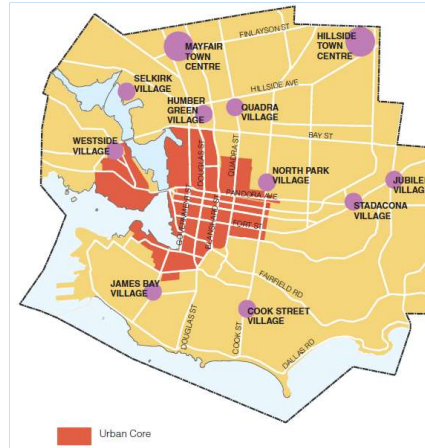


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Downtown Growth

Year	New Housing Units	City wide Share
2012	718	73%
2013	157	33%
2014	118	33%
2015	833	81%
2016	493	67%
2017	651	78%
2018	858	62%



- Downtown Core Area composes most of Urban Core – Excludes Songhees area
- Residential growth in Urban Core has continued to exceed OCP target (50%)



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Initial Stakeholder Feedback

- Suggested topic areas:
 - Clarification of 'urban amphitheatre concept'
 - Developing clear design objectives
 - Improved building separation requirements
 - Ensuring high-quality design and provision of outdoor amenity spaces
 - Encouraging innovative building design and use of high-quality materials
 - Addressing design challenges for residual or smaller lots
 - Reducing floor plate limits
 - Strengthened rationale for view corridors
 - Achieving desired building forms through building height and density



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Technical Working Group

Composition

- Victoria Downtown Residents' Association (2)
- North Park Neighbourhood Association (2)
- Advisory Design Panel (2)
- Urban Development Institute (2)
- Heritage Advisory Panel (1)
- Renters Advisory Committee (1)
- Architectural Institute of British Columbia (1)

Role

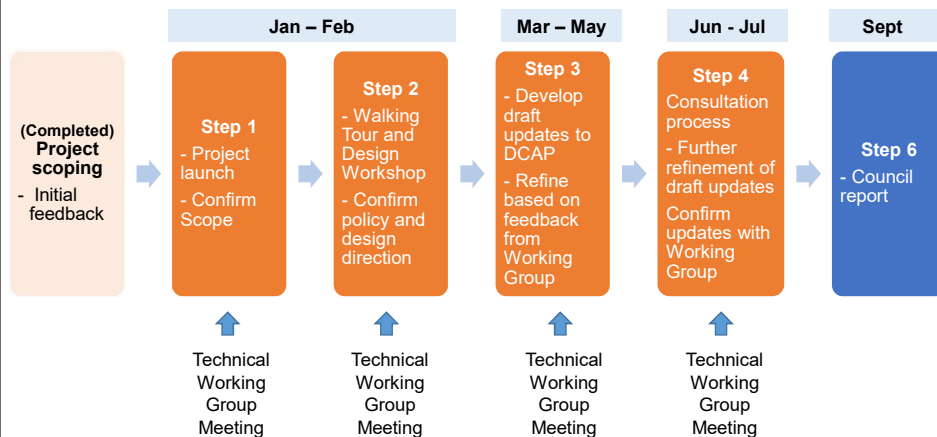
- Identifying areas for improvement, informing the proposed guidelines, sharing information and reviewing draft guidelines.
- Responsible for communicating project information with their respective organizations



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Process



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Potential OCP Amendment Bylaw

- Potential OCP amendments to implement updated DCAP.
- Requires consultation in accordance with Local Government Act.
- Staff propose consultation with property owners and residents in the Downtown Core Area, as well as the downtown business community, development industry and heritage community.
- Staff will report to Council with summary of consultation and draft OCP amendment bylaw prior to public hearing.



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Recommendation

That Council:

1. Direct staff to undertake an update of the *Downtown Core Area Plan* focused on enhancing liveability through improved building design considerations.
2. Direct staff to report back with proposed updates to the *Downtown Core Area Plan* and a related Official Community Plan Amendment Bylaw to update development permit area and heritage conservation area guidelines.
3. Consider consultation under Section 475(2)(b) of the *Local Government Act* and direct staff that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, Songhees Nation, Esquimalt Nation, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.



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4. Consider consultation under Sections 475(1) and 475(2) of the *Local Government Act* and direct staff to undertake consultation with the project technical working group along with downtown property owners, residents, businesses, the development industry and heritage community on the proposed amendments to the *Official Community Plan* through a combination of printed materials and digital engagement tools such as an online open house and a project website.

