

# What's Proposed

## Executive Summary of the Key Changes



### What We Heard

People want to see:

- Housing opportunities across the continuum, including rental, strata, market-rate and affordable homes.
- The “right housing” in the “right places” for diverse household types, ages, incomes, and lifestyles in areas close to services, amenities, and sustainable, low cost transportation options.
- On- and off-corridor options: Diverse housing opportunities along transit routes, but also just off of them on quieter streets, providing residents with choice.
- Minimized displacement of affordable rental and opportunities for more.
- Design of new buildings that considers both livability and neighbourliness.
- Vibrant, walkable urban villages close to home, and opportunities for local business.
- Public spaces that support a growing city, contribute to the identity of local areas through everyday use and community celebration.

### What We Learned

Studies, reviews and policy analysis revealed:

- Victoria’s household needs are diverse and evolving - over the next 20 years, people will come of age, start families, locate, and seek to age in place in our community.
- The City needs to plan to keep up with projected household growth, and catch up with the housing needs of residents today.
- The City needs to plan for local economic opportunities and future commercial and retail needs, including by enriching villages and creating new ones.
- With limited space, we need to enable creative development of new public gathering places, including temporary tactical improvements and more permanent capital projects.
- The City needs to balance, coordinate, and integrate mobility, environmental, and urban development and design objectives.

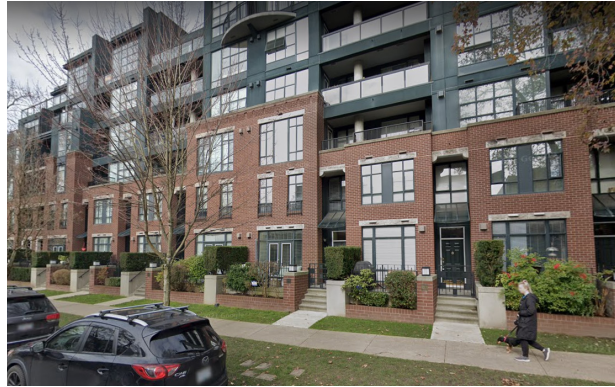
**Quadra, Fernwood & North Park**  
Villages Corridors and Surrounding Areas

# Residential Areas

Make room for more multi-family housing in diverse forms and locations.



Along key mobility corridors, **change the OCP designations from Traditional Residential to Urban Residential** with densities of approximately 1.2:1 to 2:1 envisioned (including areas along Bay Street, Cook Street, Quadra Street and Finlayson Street).



Add new **Opportunity Areas within Urban Residential** with densities of approximately 2.5:1 considered where proposed development can support objectives including rental or affordable housing or public amenities (including eastern portions of Bay Street, north Quadra Street, and Cook Street).



Add new **Mixed Density Areas within Traditional Residential** with densities of approximately 1.6:1 envisioned in a mix of ground-oriented homes and multi-unit residential buildings (including areas between North Park Village and Fernwood Village, south of Bay Street, along Kings Road, and just northeast of Quadra Village).



**Define the North Park Core Residential District** to incorporate a density bonus framework for this shoulder area of the Downtown Core that aligns with the densities envisioned for Urban Opportunity Areas.



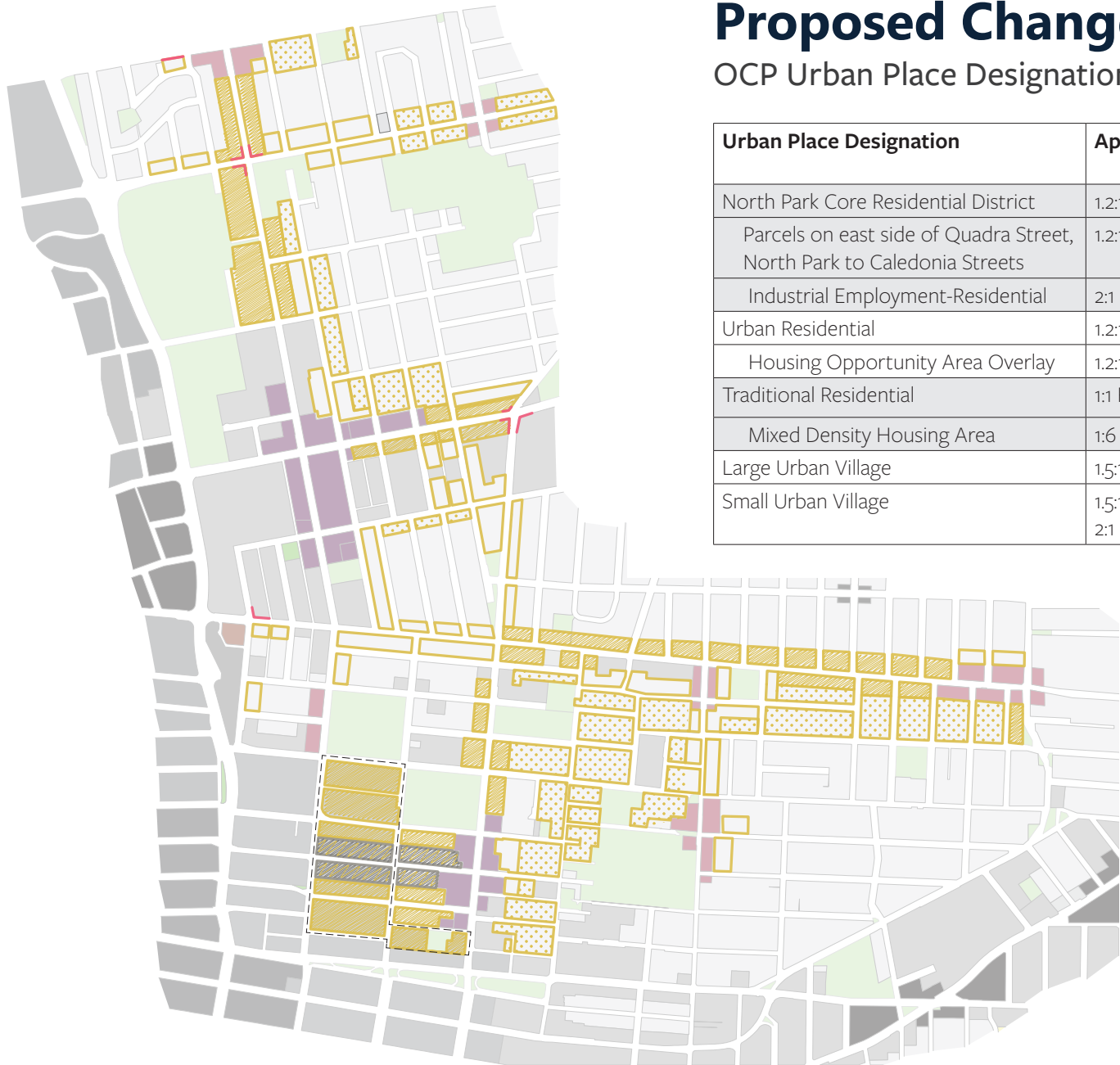
**Update design guidelines** to encourage livability for new residents and neighbourliness for surrounding or planned future homes, human-scale architecture, and “green and leafy streets”.



**Identify potential areas to consider Residential Rental Tenure Zoning** to enable a diversity of homes and tenures.

# Proposed Changes

## OCP Urban Place Designations



Urban Place Designation	Approximate Density*	Approximate Bonus Density*
North Park Core Residential District	1.2:1 FSR	2.5:1 FSR
Parcels on east side of Quadra Street, North Park to Caledonia Streets	1.2:1 FSR	3:1 FSR
Industrial Employment-Residential	2:1 FSR	n/a
Urban Residential	1.2:1 FSR	2:1 FSR
Housing Opportunity Area Overlay	1.2:1 FSR	2.5:1 FSR
Traditional Residential	1:1 FSR	n/a
Mixed Density Housing Area	1:6 FSR	n/a
Large Urban Village	1.5:1 FSR	2.5:1 FSR
Small Urban Village	1.5:1 FSR 2:1 in key locations	n/a

### Proposed Land Use Changes

-  Change to Urban Residential
-  New Housing Opportunity Areas
-  New Mixed-Density Housing Areas
-  New North Park Core Residential District
-  Change to Industrial Employment-Residential
-  New Commercial Corner
-  Large Urban Village (including expansion)
-  Small Urban Village (new and expanded)

*Includes only Designations Shown*

\*See the Official Community Plan and local area plans for details and guidance.

\*\*Bonus density is intended to support the advancement of plan objectives, including in the Official Community Plan and local area plans and as guided by the City's Inclusionary Housing and Community Amenity Policy.

# Urban Villages

Make room for thoughtful expansion, enhancement, and development of new Urban Villages.

Enable incremental change in villages by **supporting small-footprint mixed-use buildings without the need for on-site parking** that tends to drive larger land assembly.

Adopt **updated design guidelines and regulations** for each urban village that encourage human-scale architecture, enliven sidewalks and public spaces, support healthy street trees, and support the heritage character especially of Fernwood Village.



**Envision the evolution of Quadra Village and Quadra West**, supporting a diverse, walkable village with opportunities for mixed use development and quality public spaces.

- Maintain the eclectic, fine grain, small-business footprint of much of the village.
- Enable larger future developments in key locations to support retention/replacement of the Roxy Theatre, a central plaza/open space, and diverse housing options.
- **Enable Quadra Village to expand** and “turn the corner” along a more pedestrian-friendly Hillside Avenue with new opportunities for mixed use development and sense of place.
- Identify principles for the future of major residential sites to support on-site amenities and open spaces for residents.

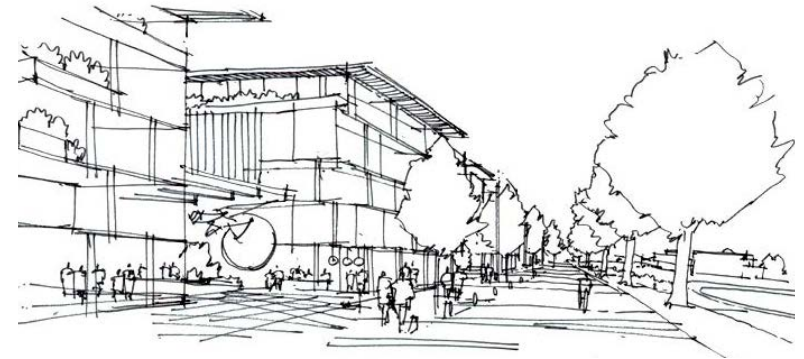


**Envision the evolution of North Park Village** as a diverse, walkable place with opportunities for mixed use development, public spaces and connection to nearby green spaces.

- Maintain the fine grain, small-business footprint of much of the village.
- Enable larger developments in key locations to support the development of a central plaza and diverse housing options.
- **Enable North Park Village to expand** and “turn the corner” to establish a stronger connection to Franklin Green Park.
- Encourage the retention and revitalization of light industrial uses, maker, and artisan spaces along North Park Street through the **Industrial Employment-Residential Designation**.

**Enable Fernwood Village to expand** to the west, north, and south with new opportunities for mixed use development at a sympathetic scale, the evolution of a high street along Fernwood Road, and better connections between Fernwood Square, the Community Centre, and green spaces.

- Maintain the small scale feel of the village and support a commercial desired approach in certain areas to ensure appropriate redevelopment is possible, with or without ground floor retail and community services.
- Allow opportunities for **future expansion of the Belfry Theatre**.
- Connect Fernwood Square to Gladstone Road east of Fernwood Road through placemaking and mobility improvements.



Conceptual view of Gladstone Avenue west of Fernwood Square

**Enable the Quadra at Tolmie Village to expand** east and west with new opportunities for mixed use development and the evolution of a neighbourhood “high street” along Tolmie Avenue.

**Create new Small Villages and Community Corners** to serve areas not within a 15-minute walk of an existing village:

- Bay-Fernwood Village (at Bay Street and Fernwood Road).
- Bay Street Village (along Bay Street between Shakespeare and Shelbourne).
- Central Park Village (west of Central Park along Quadra Street).
- New community corners and potential future villages to meet the needs of a growing community.



Conceptual view of a commercial corner at Bay Street and Fernwood Road

# Public Spaces and Placemaking

Identify placemaking opportunities in and near villages.



In **North Park Village**, consider areas within the village, including along North Park Road or Balmoral Street for placemaking that could evolve into a permanent plaza if opportunities arise. Seek to add greenery and enhance pedestrian conditions.



In **Quadra Village**, seek a series of open spaces along Kings Road, with a shared roadway or plaza, retain existing and/or add new green space. Envision additional future public spaces with major rezonings. Seek to add greenery and enhance pedestrian conditions.



In **Fernwood Village**, build on the Gladstone patios developed as part of Build Back Victoria that could evolve into an expansion of Fernwood Square. Consider a light touch in refreshing Fernwood Square, and enhance pedestrian conditions.



Envision the evolution of a pedestrian-friendly, landscaped **“Quadra Mews”** laneway along the west side of Quadra Village with opportunities for new shopfronts and maker spaces.

# Sustainable Mobility

Continue to advance land use and mobility objectives together.

Locate housing and mixed-use development close to sustainable mobility options, including designated Frequent Transit and active transportation routes.

Through **integrated land use, mobility, and urban design corridor studies**, balance and fine-tune policies and regulations to meet transportation, housing, urban design, and environmental objectives along key corridors, including:

- Bay Street
- Quadra Street
- Hillside Avenue
- Cook Street

Continue to **evolve streets as places for people** with high quality urban design and the integration of the public spaces, seeking an image of “green and leafy streets” when new development occurs.

**Modernize parking requirements** in new development to support small-footprint mixed-use buildings and new rental housing

**Manage on-street parking** to better balance the needs of business, residents, and the environment, considering areas where public parking management can be explored and tested.

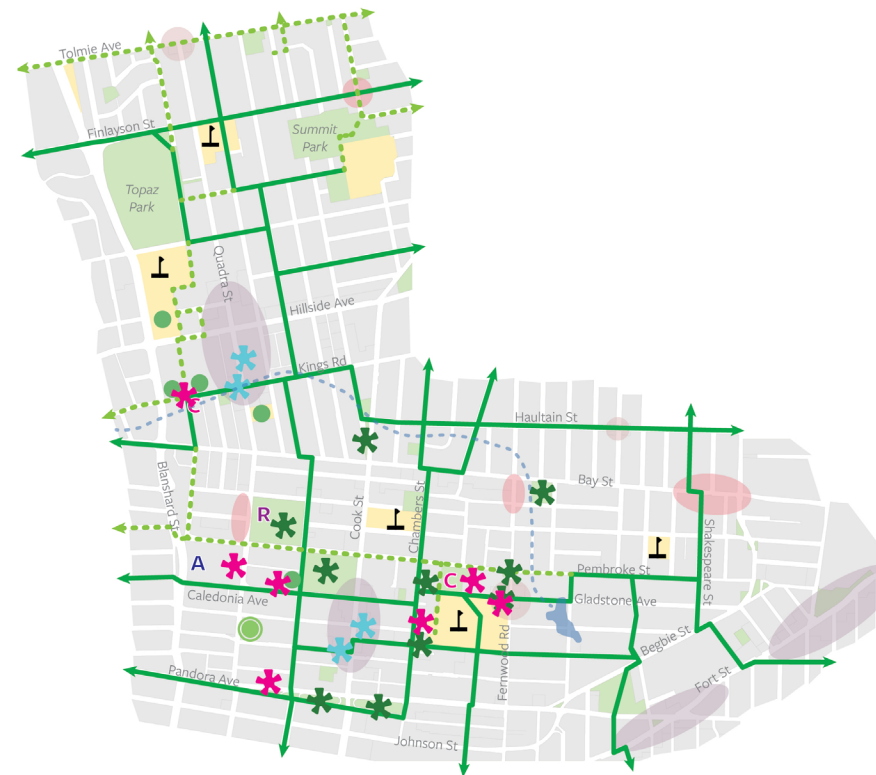
**Develop an integrated system of tree-lined Greenways**, comfortably linking homes, parks and key destinations for those walking or rolling (see map on the following page).



# Parks and Open Spaces

Continue to support the City's parks and open space objectives.

- Continue to seek a new park or open space serving North Park Neighbourhood, consistent with the Official Community Plan.
- Seek to establish a new park or green space in Hillside-Quadra between Hillside Avenue and Bay Street, through partnerships, opportunities with rezoning, and parks planning.
- Continue to enhance Parks and Open Spaces in these neighbourhoods and offer features and programming consistent with Parks and Open Spaces Master Plan goals.
- Seek to expand community centre space serving Hillside-Quadra and North Park residents, consistent with the Council Strategic Plan.
- Support community-led efforts to enhance or establish additional community gardens.
- Seek to locate indoor and outdoor spaces for Indigenous gathering and cultural practice within the central neighbourhoods of the city through ongoing parks and facilities planning and partnership.
- Consider a location for a small-scale, outdoor music performance in the northern/central neighbourhoods of Victoria when creating the City's Music Strategy.
- Explore opportunities for celebrating or daylighting parts of the historic "Rock Bay Creek" on public or private lands.



## LEGEND

- |                        |  |
|------------------------|--|
| Designated Greenway    | Park   |
| Proposed Greenway      | Desired Park (As per OCP)                          |
| Community Centre       | Desired Open Spaces (As per draft Local Area Plan) |
| Recreation Centre      | Open Space   |
| Arena                  | Plaza or Formalized Public Space (Proposed)        |
| Existing Public School | Community Use Space (Proposed)                     |
|                        | Desired Enhancement to Park or Open Space          |
|                        | Rock Bay Creek                                     |