

2022

CITY OF VICTORIA | Community Planning

Village and Corridor Planning

Fernwood, North Park and Hillside-Quadra

Committee of the Whole | May 5, 2022



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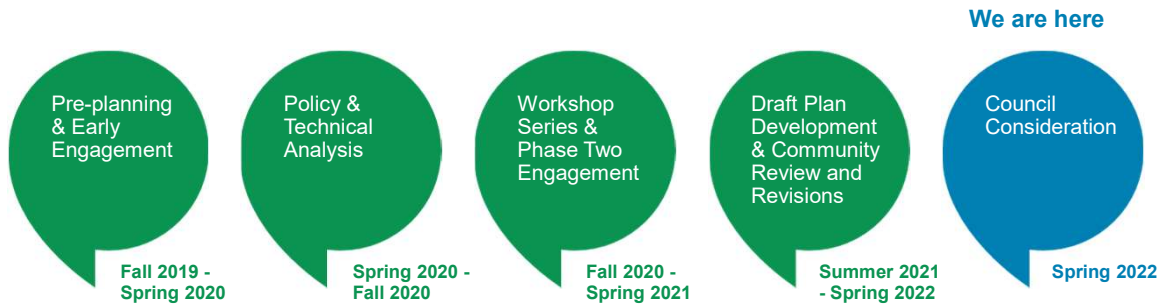


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How We Got Here



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What We Know



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What We Know

Housing Needs: Catching Up and Keeping Up

- Victoria will add about 11,000 households by 2041.
- Latent demand adds to overall housing need.
- Ongoing demand for more diversity and affordability.
- Current OCP capacity falls short of meeting existing and future need.



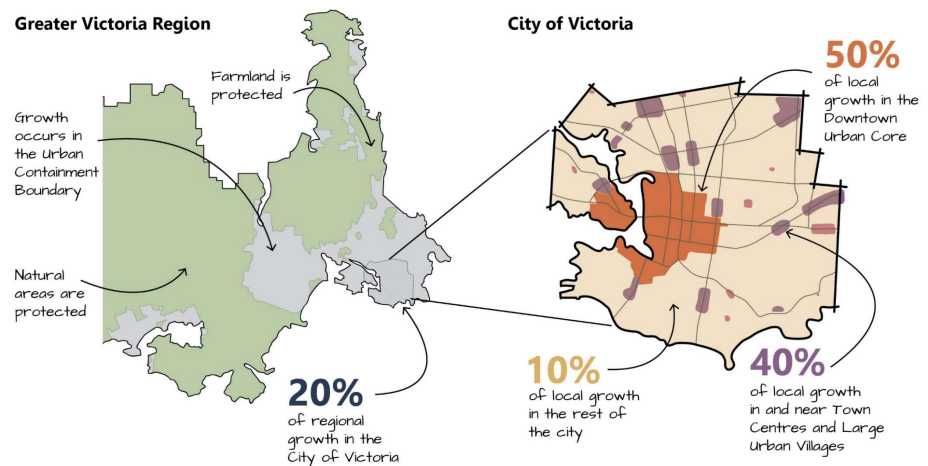
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What We Know

Guiding Growth Management Framework



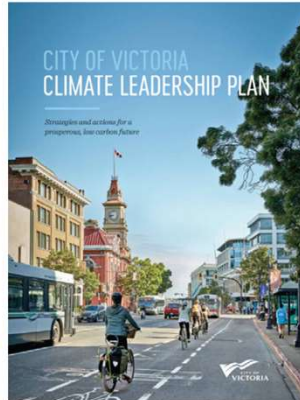
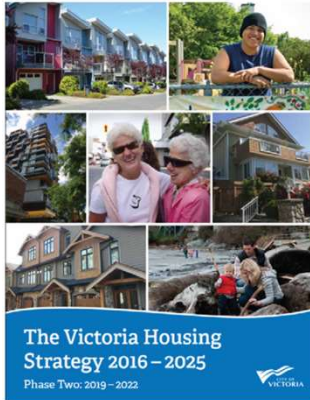
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What We Know

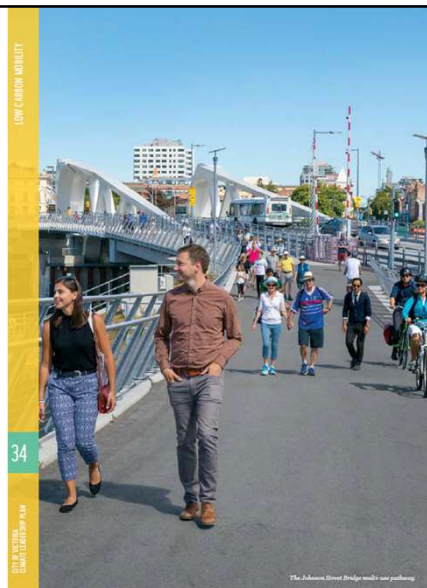
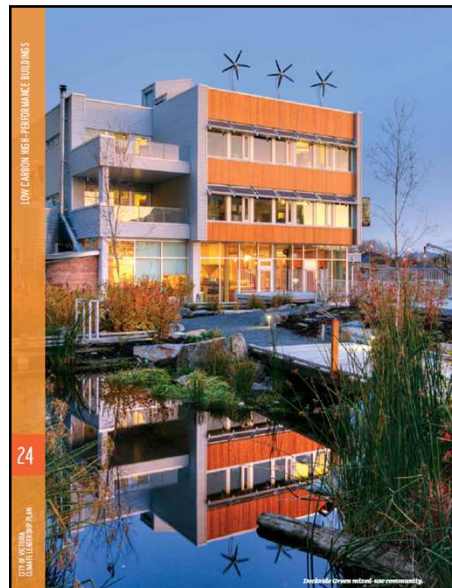
Shared Values and Directions



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What We Know

Shared Values and Directions

Land use planning is one of the strongest tools municipalities have for climate action.

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Objectives

- Making room for diverse housing.
- Advancing safe and sustainable mobility.
- Supporting vibrant urban villages.
- Creating joyful public spaces.

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What We Heard



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What We Heard

Who We Heard From

- Notably diverse engagement throughout, providing new perspectives.
- Heard more from historically underrepresented populations.
- Heard from residents throughout all three neighbourhoods.

- ✓ 10,200 “aware”
- ✓ 3,700 “informed”
- ✓ 900 “engaged”
- ✓ 7 surveys and 2 virtual open houses
- ✓ 3 in-person open houses
- ✓ 2 virtual workshop series
- + focus groups, in-person pop-ups, community and stakeholder meetings

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Key Issue: Planning Process

Some stakeholders felt:

- A more online focus hindered engagement (others felt it enabled their participation).
- Action is needed more than planning.
- Scope was too narrow.

“Concerned that this will all come to nothing, action speaks volumes.”

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Key Issue: Planning Process

Lessons Learned for the Future

- Scope can be nimble but reflects a recognition of shared values and City processes.
- Provide more clarity and communication around City processes (e.g., BC Step Code implementation, site-specific traffic calming).
- Combination of online and in-person opportunities brought a great diversity of voices.

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Key Issue: Too Far, or Not Far Enough

Some felt the plans envisioned too much change, putting at risk what people love today.

Others felt the plans were too timid in their approach to density and change, putting at risk the city's ability to address climate and housing challenges.

"This proposal is very timid and doesn't advance the city's climate and housing goals meaningfully. There should be no 'traditional residential neighbourhoods' in the core of the city."

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"I am very concerned about housing affordability in Victoria - I think it should be articulated as one of the key principles - so that it is a priority."



Key Issue: Housing Needs

Throughout engagement housing was a top issue, particularly for renters, families, and those with low to moderate incomes.

Desire for diverse, affordable options in *all* areas of the city was a common theme – on and off corridors, and in other parts of the city too.

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Key Issue: Housing Needs

What the Plans Do

- New capacity proposed, through this and future local area planning – a base for citywide housing policies to build upon.
- New interim family and rental housing policies added.
- Proposed Urban Place Designations focus on diversity, support rental housing and affordability.
- On- and Off- Corridor housing options proposed.

"It's okay for new builds to be expensive, as units get older they become more affordable. Better to start adding 3-bedroom condos for families now."

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Key Issue: Local Serving Villages

Many desired retention and expansion of local-serving business.

New ideas for villages in under-served areas were shared.

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Key Issue: Local Serving Villages

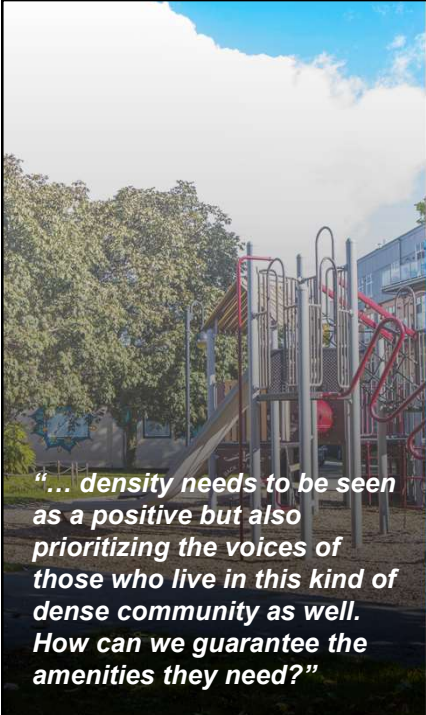
What the Plans Do

- New or expanded villages in under-served areas.
- Small footprint, car-light, mixed-use buildings.
- Small and diverse commercial spaces in new development.
- Public spaces for lingering and take-out food.
- Parking modernization.

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Key Issue: Parks, Facilities & Funding


“... density needs to be seen as a positive but also prioritizing the voices of those who live in this kind of dense community as well. How can we guarantee the amenities they need?”

Residents desire more details about parks, funding, and community facilities.

Concern that added housing would stress existing amenities and services.

Concern about existing non-park green spaces.

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Key Issue: Parks, Facilities & Funding

What the Plans Do

- Plans document:
 - Parks and facilities desires
 - Placemaking opportunities
 - Public space / plaza opportunities
- Recommended OCP update identifies new desired park in Hillside-Quadra.
- Key sites (e.g., Evergreen Terrace) encourage exploration of co-locating housing and amenities.

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Key Issue: Parks, Facilities & Funding

How This Can Be Further Addressed

- Ongoing actions and initiatives from the Strategic Plan may address key community concerns:
 - Parks Acquisition and Development Strategy
 - Crystal Pool and Recreation Centre replacement
 - Future exploration of Royal Athletic Park
 - New and enhanced community centres
- Continue to fund community services.

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Key Issue: Mobility & Greenways

Diverse views on car-lite living options.

Concern about implementing pedestrian improvements, particularly in villages and along corridors.

"Not sure we can have it all. Seems unrealistic. Where will cars go? Bay Street and Fernwood (...) congestion needs to be addressed. Need easily flowing conduits for cars too."

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Key Issue: Greenways & Mobility

How This Can Continue to be Addressed

- Parking management and modernization.
- Continue to advance the Traffic Calming Program.
- Village Public Realm Guidelines anticipated in 2022.
- Balance space for diverse housing and mobility in redevelopment.

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“Ensure the core of the villages now informs the look and feel and flare of the development of those villages. Don’t lose the heart and soul....”

Key Issue: Heritage

Desire to retain heritage merit properties.

Concern about how new development would complement heritage.

Desire to recognize Indigenous, multi-cultural and intangible heritage.

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Key Issue: Heritage

What the Plans and Guidelines Do

- Expanded heritage section and mapping of known heritage assets.
- Expanded Development Permit (Heritage Conservation) area boundaries.
- Expanded design guidelines for heritage- and context-sensitive design.

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Key Issue: Heritage

How This Can Be Further Addressed

- Undertake coordinated heritage surveys in neighbourhoods.
- Consider tangible and intangible heritage in the City's program.
- Consider greater use of the Heritage Register.
- Consider City-initiated Heritage Conservation Areas.

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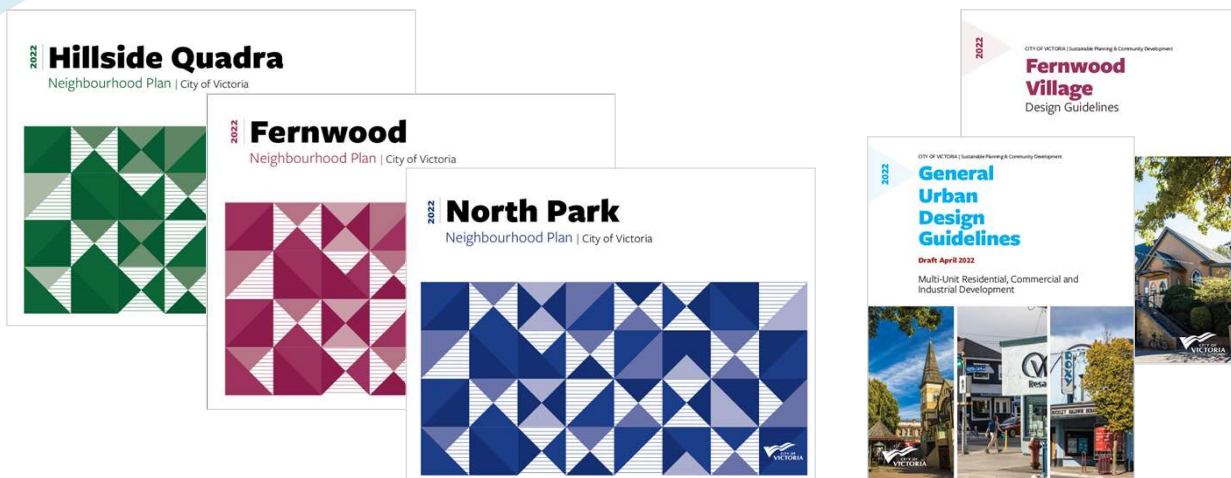
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Plans and Final Products



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Local Area Plans and Guidelines



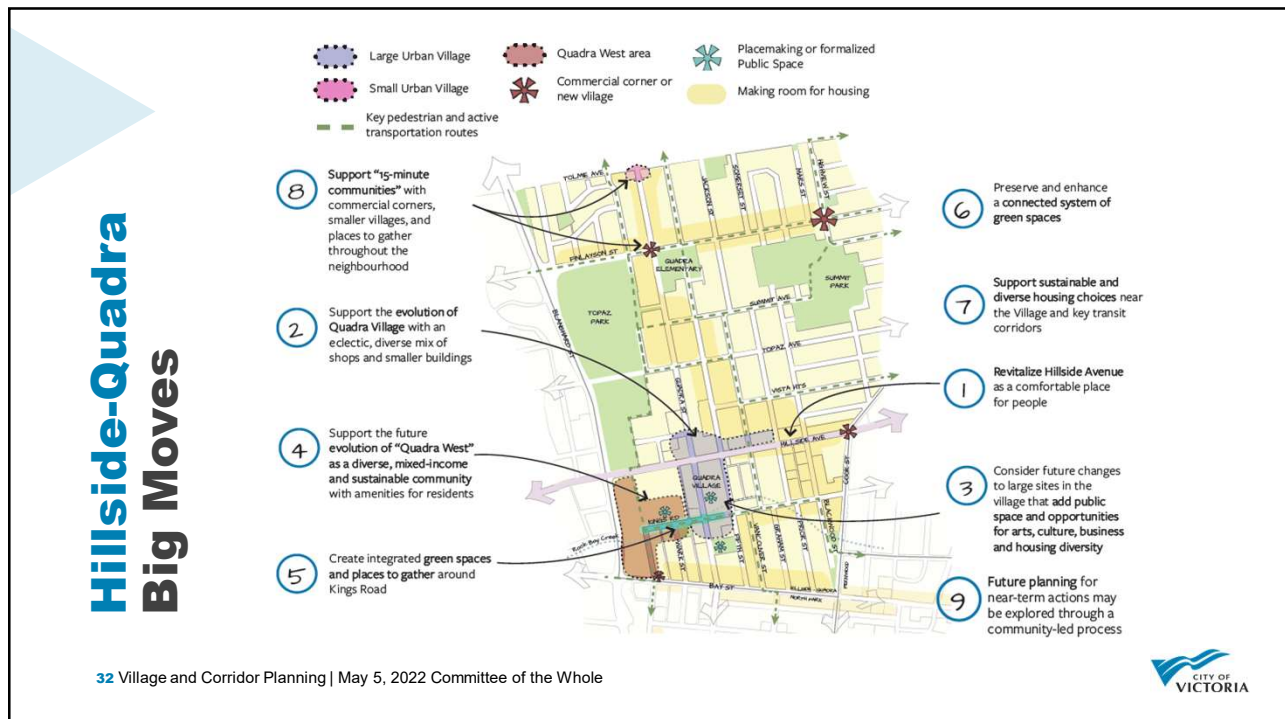
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Hillside-Quadra

What's Changed

Land use changes based on community feedback.

Updated principles for Quadra West.

Added and revised policies for housing, transportation, and villages.

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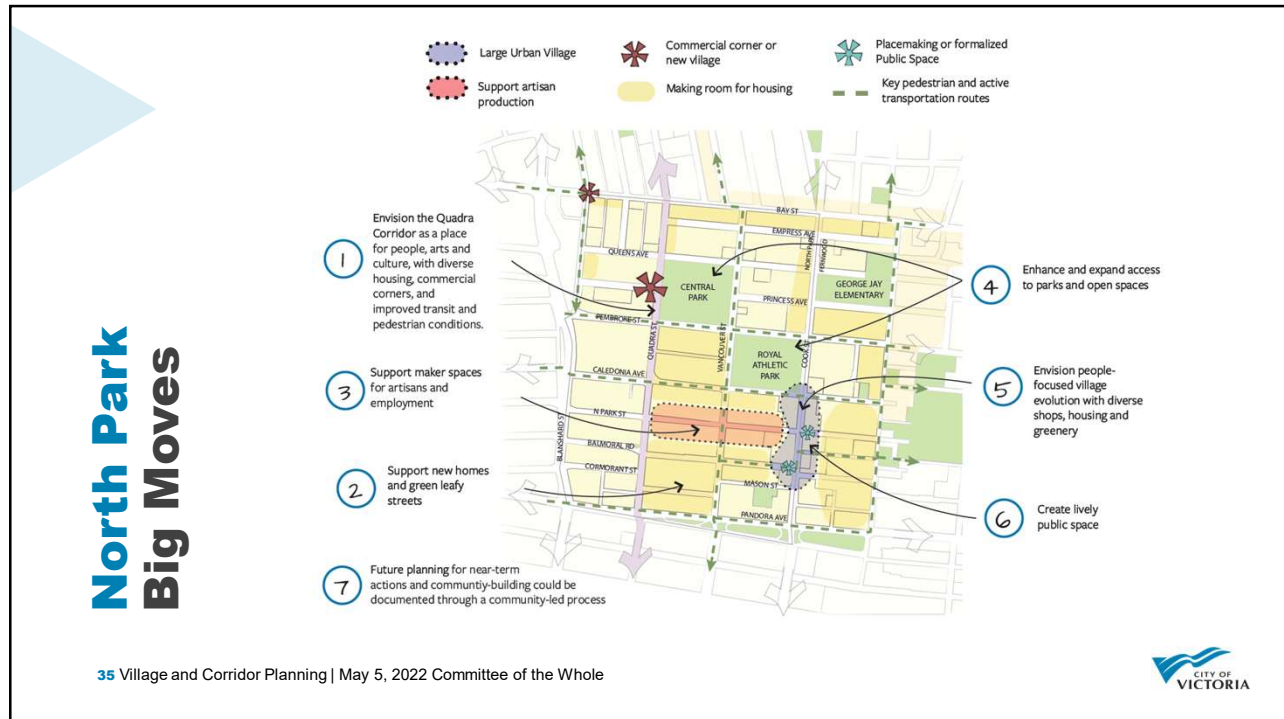
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North Park Highlights



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North Park

What's Changed

Housing opportunities in North Park Artisan district.

Recognition of village needs, future of Pandora.

Added and revised policies for housing, transportation, and villages.

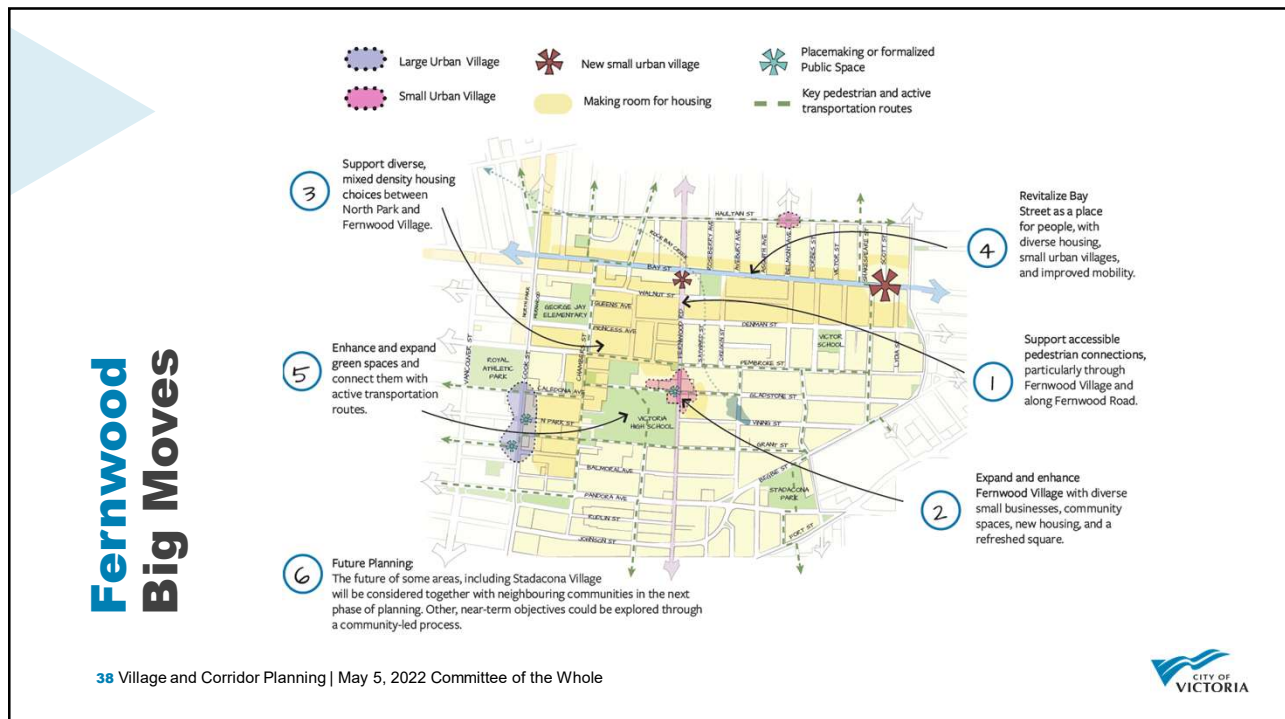
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Fernwood

What's Changed

Additional heritage context and policies.

Added and revised policies for housing, transportation, and villages.

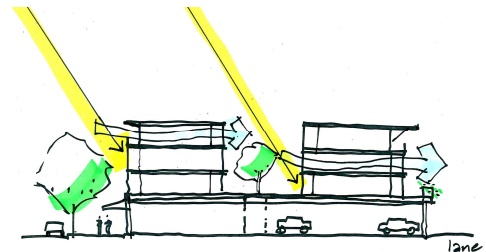
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Urban Design Guidelines

- Emphasis on **livability** and **neighbourliness**.
- Designs for corridors and quieter streets.
- People-friendly streetscapes and villages.
- “Green and leafy” streets.
- Prioritizing green space over parking and promoting “car-light” living.
- Recommended setbacks and siting.



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Design Guidance

What's Changed

- Universal accessibility.
- Bird-friendly design.
- Tall buildings and larger sites.
- Consideration of context (including heritage).
- Landscape guidelines for urban forest.
- Light industrial design.
- Approach for “destination” zones.

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Implementation and Next Steps



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Plan Implementation

Cycle of Plan Developments and Updates



New & Updated Policies and Initiatives, for example:

- Traffic Calming Program
- Parks Master Plans
- Family Housing Policy
- Growing in the City Program
- Zoning Bylaw Updates

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Official Community Plan Updates

To implement Local Area Plans:

- New Urban Place Designations that add capacity and support future planning.
- Amended Development Permit Areas to apply new design guidelines.
- Updates to parks and other sections.
- New policies to advance affordable housing opportunities.



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New Urban Place Designation: Housing Opportunity

Urban Residential “Plus”

1.2:1 FSR Base Density

2.0:1 FSR Bonus for Public Benefit (Tier 1)

2.5:1 FSR Bonus for **Substantial** Benefit (Tier 2)

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New Urban Place Designation: Mixed Residential

Urban Residential “Light”

1.6:1 FSR Max

Emphasis and flexibility for diverse, compatible forms and a focus for other rental incentives

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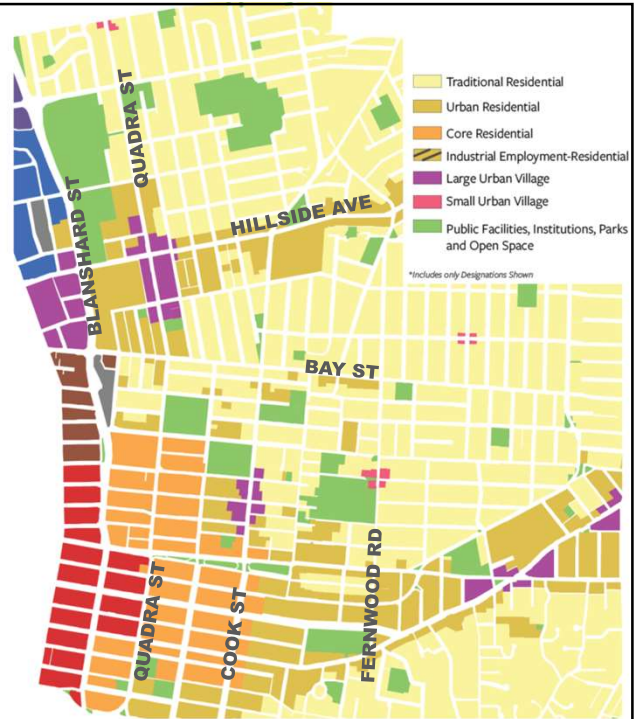


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Urban Place Designations

Existing Designations

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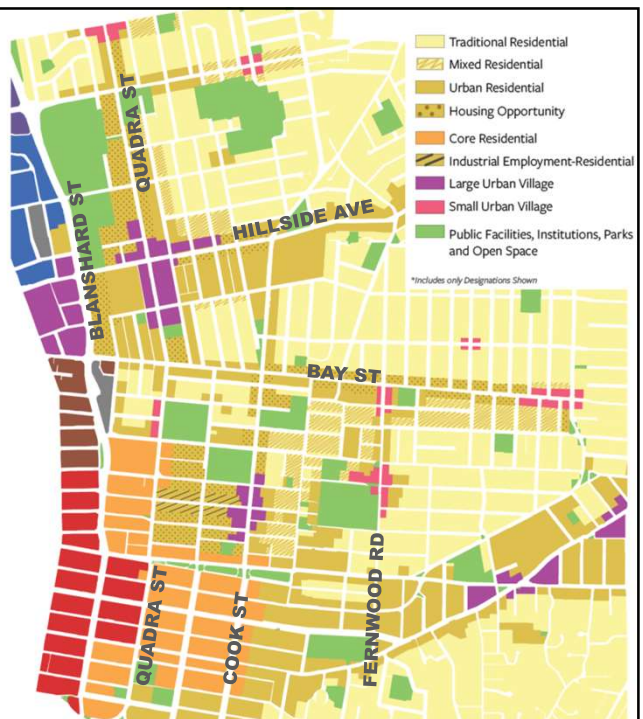


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Urban Place Designations

Proposed Designations

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Supporting Inclusionary Housing

- Strong desire for new housing to be affordable and diverse.
- At higher densities, incentivize rental plus affordability, including through updates to the *Inclusionary Housing and Community Amenity Policy*.

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Rental Tenure Zoning

- Key incentive to encourage the added capacity to come in the form of secured rental housing.
- Encourages new rental housing, while avoiding loss of older rental housing.
- Implements *Victoria Housing Strategy*.

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Rental Tenure Zoning How it Would Work

- City-initiated zoning for multi-unit rental in select areas.
- Reduces cost, time, and uncertainty (risk) for applicants.
- Focus on sites that can add new (not replace existing) rental housing.
- Exclude certain sites (e.g., recognized heritage, cultural venues, sites that would not support viable density).
- Redevelopment to a different tenure or density would require rezoning.
- Design review would still occur through a development permit.

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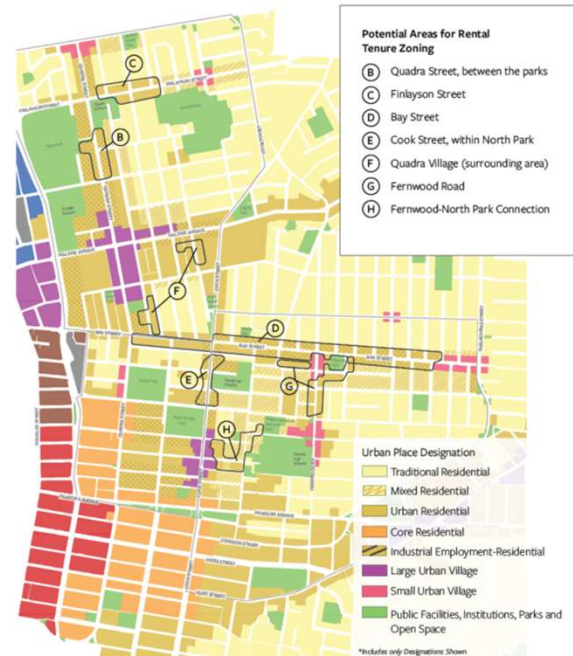


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Rental Tenure Zoning A Hybrid Approach

- Mix of on- and off-corridor areas that meet broader objectives.
- Reinforces high-level goals, and likelihood that rental housing will be viable.
- Provides options for diverse living preferences.

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Complete Communities

- Diverse housing.
- Sustainable mobility options.
- Walkable urban villages and support for small, local business.
- New and refreshed public spaces, parks, amenities, and community desires.



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Recommendations

- Bring forward OCP Amendment Bylaw for introductory readings before public hearing.
- Consider approval of the updated local area plans at the same public hearing.
- Prepare zoning bylaw amendments to advance Option 3 (hybrid approach) for rental tenure zoning.
- Prepare other zoning approaches for “destination” zones.
- Prepare updates to the *Inclusionary Housing and Community Amenity Policy*.

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Village and Corridor Planning

Phase 1: North Park, Hillside-Quadra, Fernwood



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