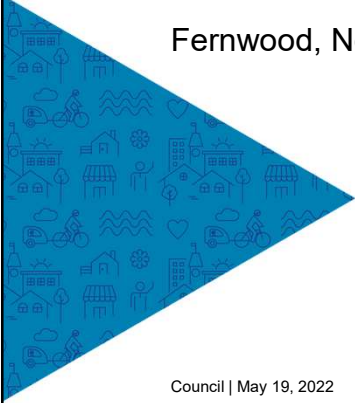


2022


CITY OF VICTORIA | Community Planning

Village and Corridor Planning


Fernwood, North Park and Hillside-Quadra



Council | May 19, 2022




1



Purpose

To report back to Council with implications of concurrent zoning work, as per May 5 direction:

That Council direct staff to provide a verbal report at the May 19 Daytime Council Meeting on the implications of having the Zoning Bylaw amendments – including details regarding Residential Tenure Zoning and conditions for Pre-Zoning -- considered concurrently with the Official Community Plan amendments and Neighbourhood Plans.



2 Village and Corridor Planning | May 5, 2022 Committee of the Whole

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Background

- New Neighbourhood Plans for Hillside-Quadra, North Park and Fernwood Neighbourhoods brought forward for Council consideration
- Work includes OCP amendments for plan alignment and design guidelines
- Application of rental tenure zoning in specific areas identified as part of implementation following plan approvals
- Concerns raised at May 5 COTW meeting that plan approvals without zoning updates may cause land speculation

3 Village and Corridor Planning | May 5, 2022 Committee of the Whole



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Areas to consider for RRTZ pre-zoning

- Limited areas of on- and off-corridor
- Focus on areas that can add new purpose-built rental homes without displacing existing
- Exclude sites that have constraints, including recognized heritage assets
- Reflect densities in OCP
- Reflect setbacks and provisions of *General Urban Design Guidelines*



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Response

- City-initiated rental tenure zoning unlikely to influence land speculation (unlikely to mitigate *or* encourage)
- OCP policies, *Inclusionary Housing and Community Amenity Policy*, and Local Area Plans will be very clear about expectations
- Since zoning implements policies, we need to confirm policies prior to zoning update

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Proposed Policies Set Expectations

- **Urban Place Designations** set expectation for public benefit at different scales
 - e.g. secured rental + additional benefit in Housing Opportunity above 2:1 FSR
- **Local area plan** policies set additional expectations of development
 - e.g. family-friendly housing, rental retention / replacement
- **Design guidelines** set clear expectation for good site planning and design

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Other Considerations

- Consider policies prior to zoning (implementation) due to their substantive nature
- Concurrent consideration of zoning will delay project
- Meeting public expectations after 2-year process
- Engagement fatigue, especially in equity-seeking groups
- Delay in adding capacity for diverse homes in strategic areas and alleviating pressure on existing rental

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Recommendation

- Proceed to Public Hearing on OCP amendments and Neighbourhood Plans.
- If approved, staff to bring back zoning proposal.
- Zoning anticipated in September 2022.

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Village and Corridor Planning

Phase 1: North Park, Hillside-Quadra, Fernwood

