



Council Report

For the Meeting of June 23, 2022

To: Council **Date:** June 10, 2022
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Official Community Plan Amendments to implement local area planning for Fernwood, North Park and Hillside-Quadra

RECOMMENDATION

That Council:

1. Give first and second readings to *Official Community Plan Amendment Bylaw 22-055* (the “**Bylaw**”).
2. Consider the Bylaw in conjunction with the *City of Victoria 2018-2022 Financial Plan*, the *Capital Regional District Liquid Waste Management Plan*, and the *Capital Regional District Solid Waste Management Plan* pursuant to Section 477(3)(a) of the *Local Government Act* and deem those plans to be consistent with the proposed bylaw.
3. Refer the Bylaw for consideration at a public hearing.
4. Consider final approval of *Hillside-Quadra Neighbourhood Plan (2022)*, the *North Park Neighbourhood Plan (2022)*, the *Fernwood Neighbourhood Plan (2022)*, the edited *Downtown Core Area Plan (2022)*, the *General Urban Design Guidelines (2022)* and the *Fernwood Village Design Guidelines (2022)* at the same Council meeting at which the associated Bylaw is considered for adoption.
5. Rescind the *Hillside-Quadra Plan and Design Guidelines Parts 1, 2, and 3 (1996)*, the *North Park Plan (1996)*, and the *Fernwood Plan (1994)* following approval of the respective 2022 Plans.

BACKGROUND

The proposed OCP Amendment Bylaw No. 22-055 (Attachment A) is provided for Council’s consideration.

The issue came before Council on June 9, 2022 where the following resolution was approved:

Official Community Plan Amendments to implement Local Area Plans for Fernwood, North Park and Hillside-Quadra

That Council direct staff to:

1. Consider approval of *Hillside-Quadra Neighbourhood Plan (2022)*, the *North Park Neighbourhood Plan (2022)*, the *Fernwood Neighbourhood Plan (2022)*, and the edited *Downtown Core Area Plan (2022)* at the same Council meeting at which the associated

Official Community Plan Amendment Bylaw is considered for adoption, and allow for public comment.

2. Direct staff to bring forward an *Official Community Plan* Amendment Bylaw for first and second readings prior to consideration at a public hearing.
3. Rescind the *Hillside-Quadra Plan and Design Guidelines Parts 1, 2, and 3 (1996)*, the *North Park Plan (1996)*, and the *Fernwood Plan (1994)* following approval of the respective 2022 Plans.

ISSUES AND DISCUSSION

Staff have made one notable change to the proposed *General Urban Design Guidelines* (Attachment F) since they were presented at Committee of the Whole on May 5, 2022. Additional language has been added in the Introduction, in the sub-section titled “How to Use these Guidelines,” for the purpose of providing flexibility in how the General Urban Design Guidelines would be applied to institutional uses, including cultural and religious buildings:

“Greater discretion and a more broad interpretation of the design guidelines is envisioned when reviewing institutional, civic, religious and cultural buildings given the different programming and use requirements of these buildings.”

Additionally, the proposed neighbourhood plans and design guidelines (Attachments B-G) have been formatted in their final form. When presented at the May 5, 2022 Committee of the Whole, recent changes were marked in red for convenience of review. Some additional typos, mapping clarifications, mis-numberings, and other minor errors were also fixed.

Respectfully submitted,

Marc Cittone
Senior Planner
Community Planning

Lauren Klose
Senior Planner
Community Planning

Karen Hoese, Director
Sustainable Planning and
Community Development Department

Report accepted and recommended by the City Manager

List of Attachments:

- Attachment A: Official Community Plan Amendment Bylaw No. 22-055
- Attachment B: Fernwood Neighbourhood Plan (2022)
- Attachment C: North Park Neighbourhood Plan (2022)
- Attachment D: Hillside-Quadra Neighbourhood Plan (2022)
- Attachment E: Updated Downtown Core Area Plan (May 2022)
- Attachment F: General Urban Design Guidelines (2022)
- Attachment G: Fernwood Village Design Guidelines (2022)