
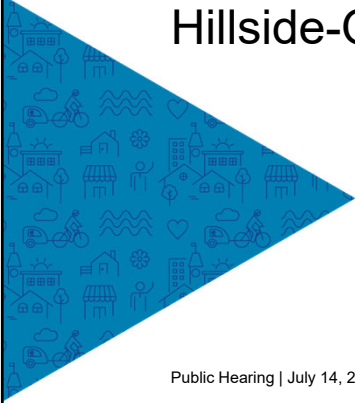


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Village and Corridor Planning

Fernwood, North Park and Hillside-Quadra

Public Hearing | July 14, 2022


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Proposed Bylaws and Local Area Plans

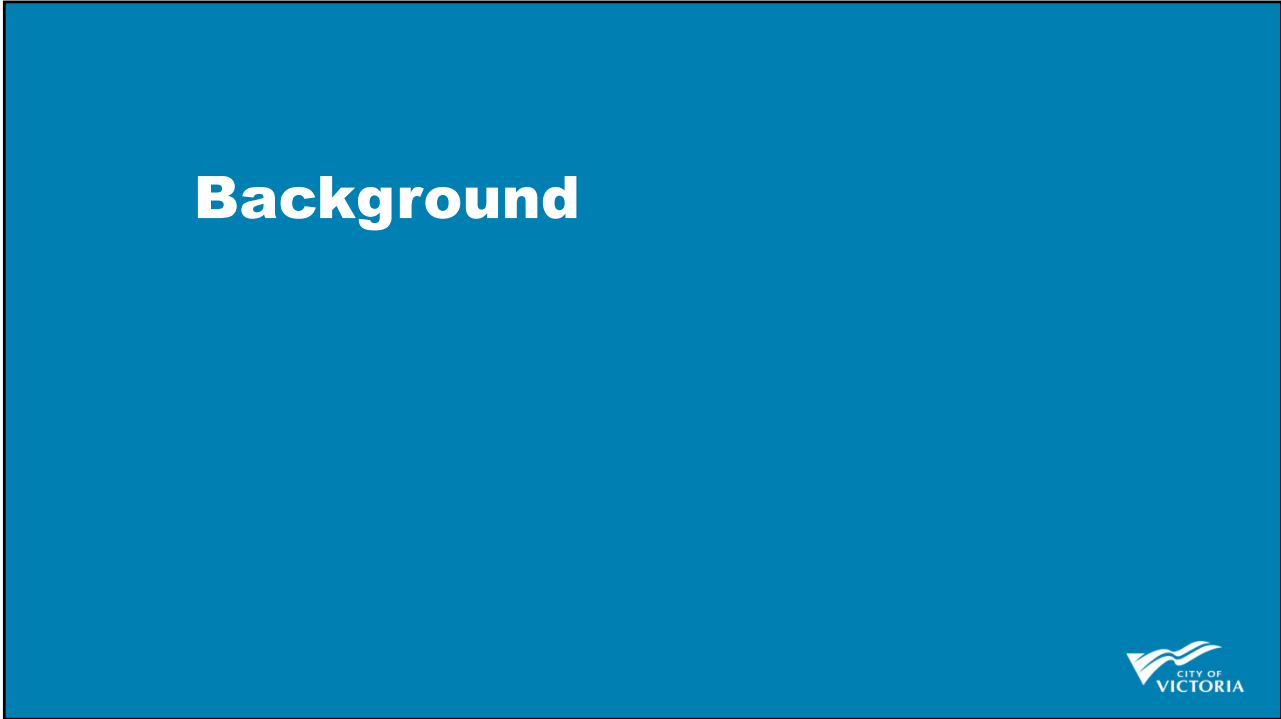
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3. Rescind previous versions of the above local area plans

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Background

Approach focuses on four key topics for complete communities

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

<p>Housing Choices</p>	<p>Walkable Urban Villages</p>
<p>Public Spaces</p>	<p>Mobility</p>

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Background

Grounded in Shared Values and Directions

The collage features several key documents and community images:

- The Victoria Housing Strategy 2016 - 2025 Phase Two: 2019 - 2022**
- City of Victoria Parks & Open Spaces Masterplan**
- CITY OF VICTORIA CLIMATE LEADERSHIP PLAN**
- GO VICTORIA SUSTAINABLE MOBILITY STRATEGY**
- City of Victoria Urban Forest Master Plan**
- Official Community Plan** (July 2012, Updated February 2020)
- VICTORIA 3.0** Recovery Reinvention Resilience - 2020-2041

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Background

Guiding Growth Management Framework

The diagram illustrates the following growth management framework:

- Greater Victoria Region:**
 - Growth occurs in the Urban Containment Boundary
 - Natural areas are protected
 - Farmland is protected
- City of Victoria:**
 - 20% of regional growth in the City of Victoria
 - 50% of local growth in the Downtown Urban Core
 - 40% of local growth in and near Town Centres and Large Urban Villages
 - 10% of local growth in the rest of the city

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Background

Address 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.

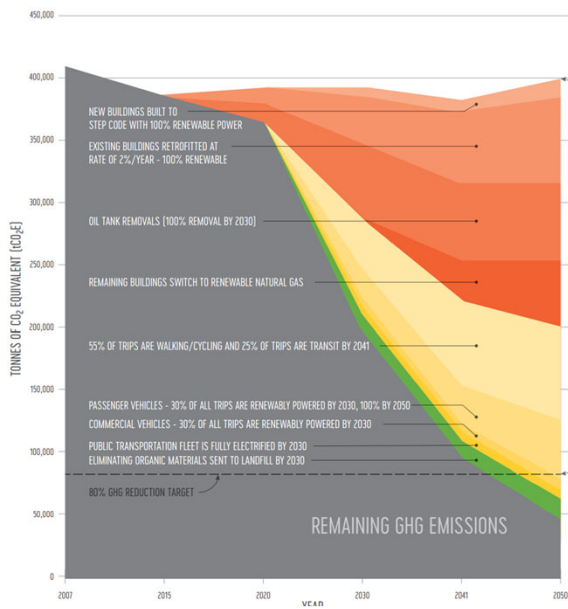


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PATHWAYS TO 2050 GHG REDUCTION TARGETS



Background

Supporting Climate Action

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



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Public Engagement

Diversity and equity in engagement

- Notably diverse engagement throughout, providing new perspectives.
- Heard more from historically underrepresented populations.
- Heard from residents throughout all three neighbourhoods.
- Breadth of topics very similar to past processes

- ✓ 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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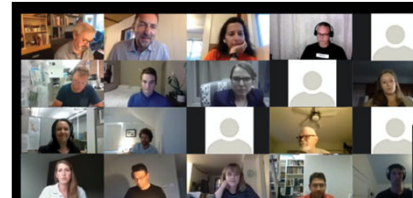
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Public Engagement

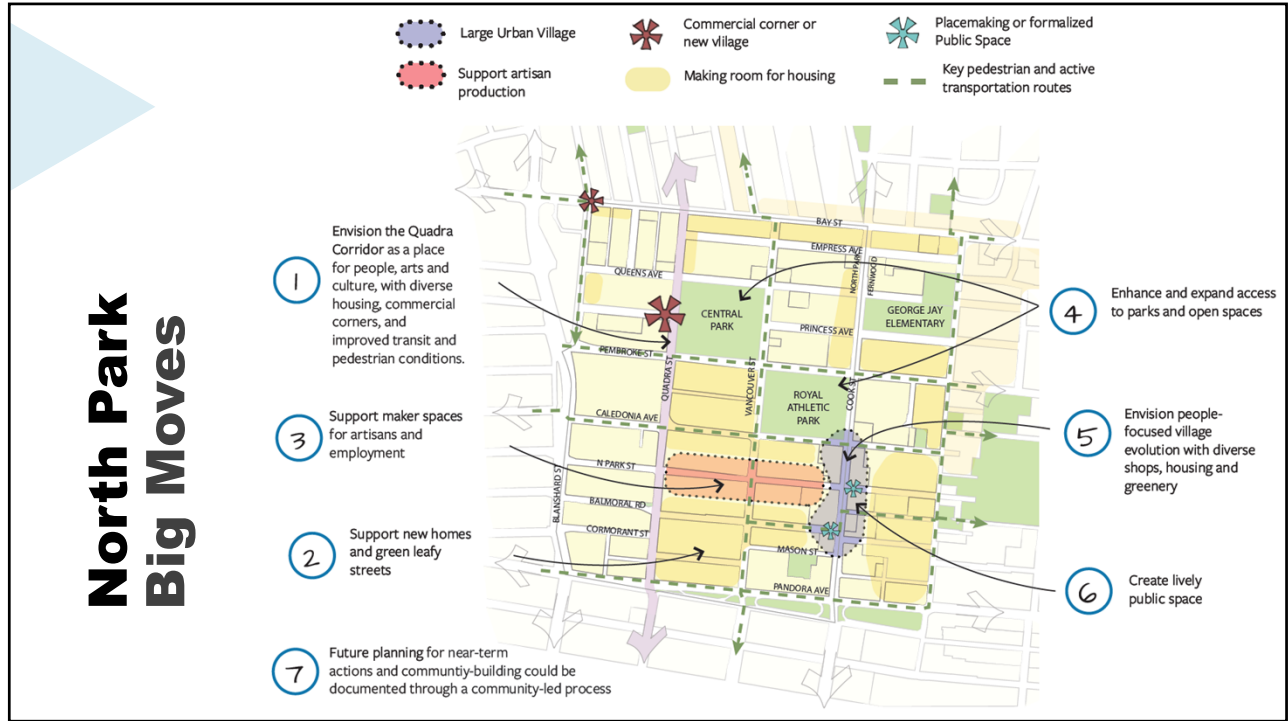
Responding to Public Engagement

- Desire for off-corridor housing options where people want to live
- Need for rental and affordable housing
- Livability, neighbourliness and greenery
- Parks and open space / concern about potential loss of non-park spaces
- Desire for walkable villages with public space and small, diverse businesses
- Connections and pedestrian comfort

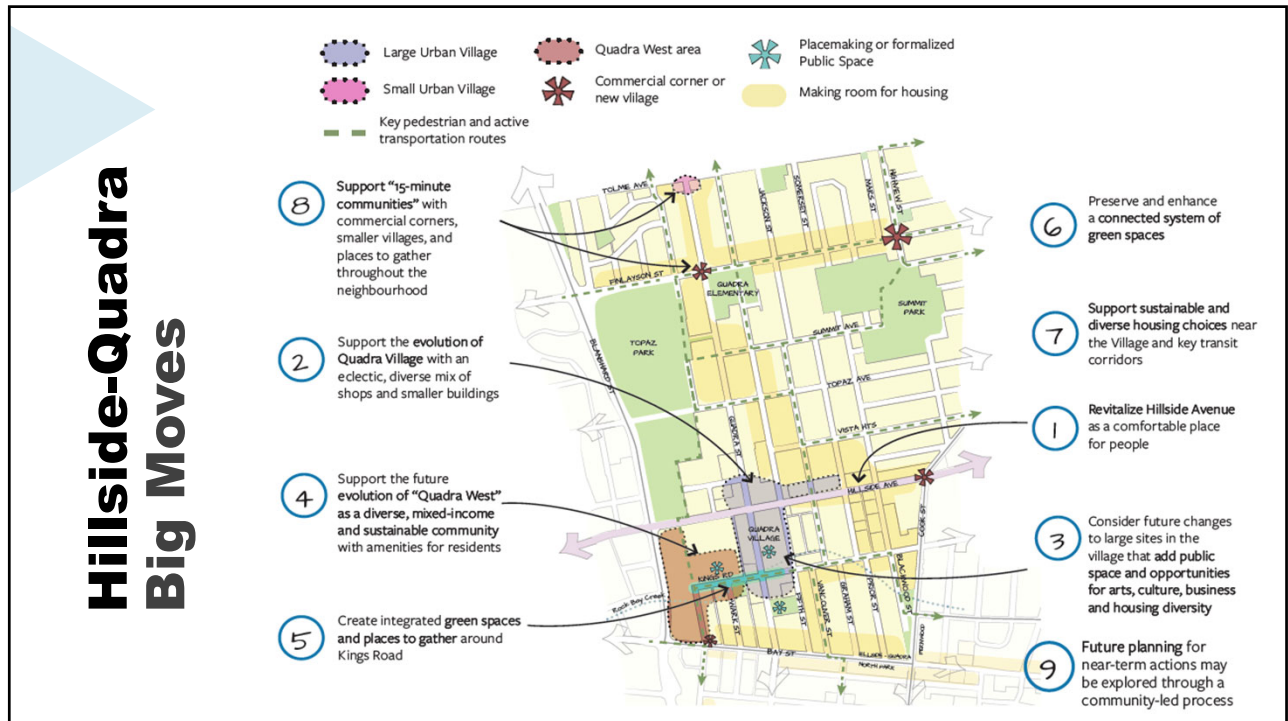
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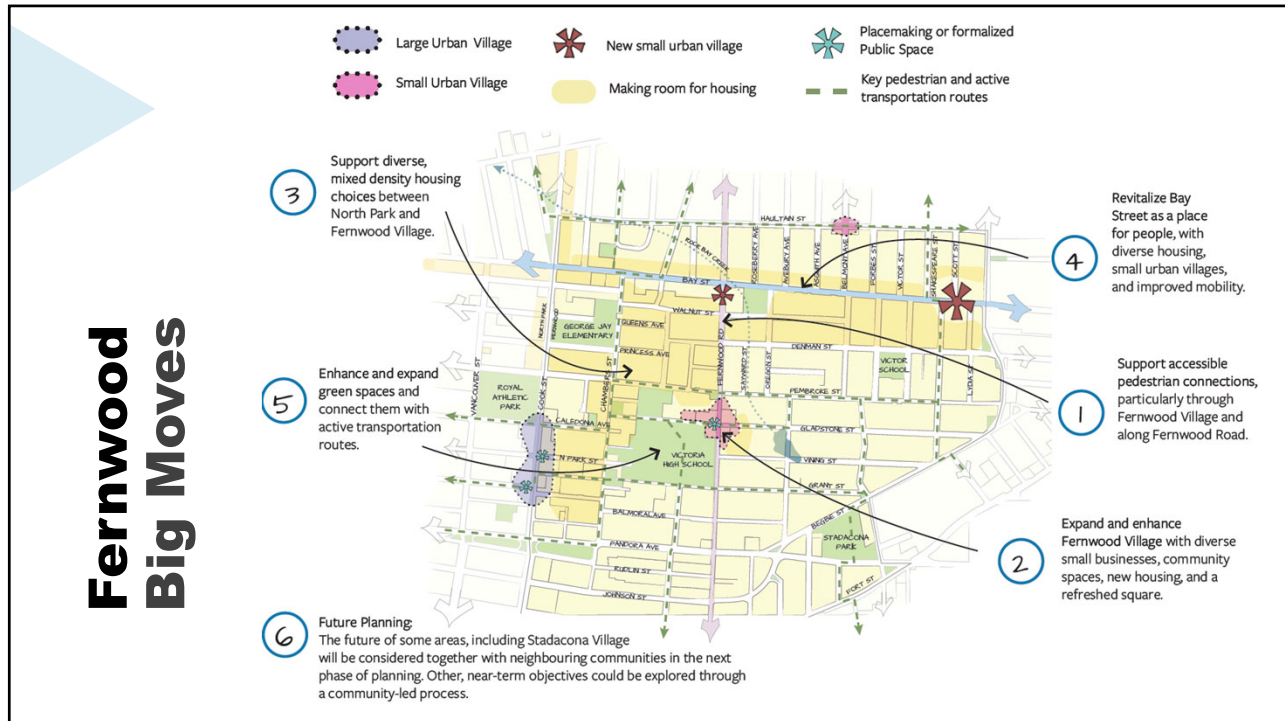
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Proposed Local Area Plans



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Local Area Plans

Making room for right supply of housing

- Identify locations for diverse multi-unit housing on- and off-corridors over the next 20 years
- Help incentivize rental and affordable homes
- Interim policies for rental retention, family-friendly homes
- Incorporate heritage asset maps and policies
- Provide principles to guide Quadra West

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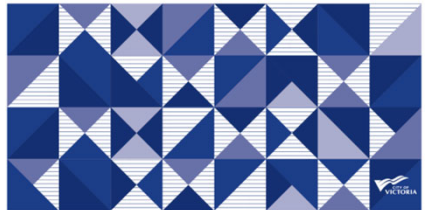
2022 **Hillside Quadra**
Neighbourhood Plan | City of Victoria



2022 **Fernwood**
Neighbourhood Plan | City of Victoria



2022 **North Park**
Neighbourhood Plan | City of Victoria



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Local Area Plans

Supporting Vibrant Villages

- New or expanded villages in desired locations
- Small / diverse commercial spaces
- Small-footprint and car-light buildings
- Opportunities for public spaces and amenities

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Local Area Plans

Safe and sustainable mobility

- Car-lite living options
- New neighbourhood connections (greenways)
- Key pedestrian and crossing improvements
- Re-imagining key corridors like Hillside Ave. and Bay Street as better people places

Legend

- Neighbourhood Greenways
- Future Greenway Opportunities
- Key transit corridor in need of pedestrian improvements
- Desired crossing or crossing improvement

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Local Area Plans

Desired Greenspaces and Amenities

- Add new or enhance / expand specified parks
- Preserve and program non-park spaces
- Access and public programming at RAP
- Public spaces, plazas in key locations
- Maintain performing arts in Quadra Village
- Daylight or celebrate Rock Bay Creek
- Add or expand community facilities


Legend

- Neighbourhood Greenways
- Future Greenway Opportunities
- Key transit corridor in need of pedestrian improvements
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Proposed OCP Amendments



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Official Community Plan Updates

To implement Local Area Plans:

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




Official Community Plan

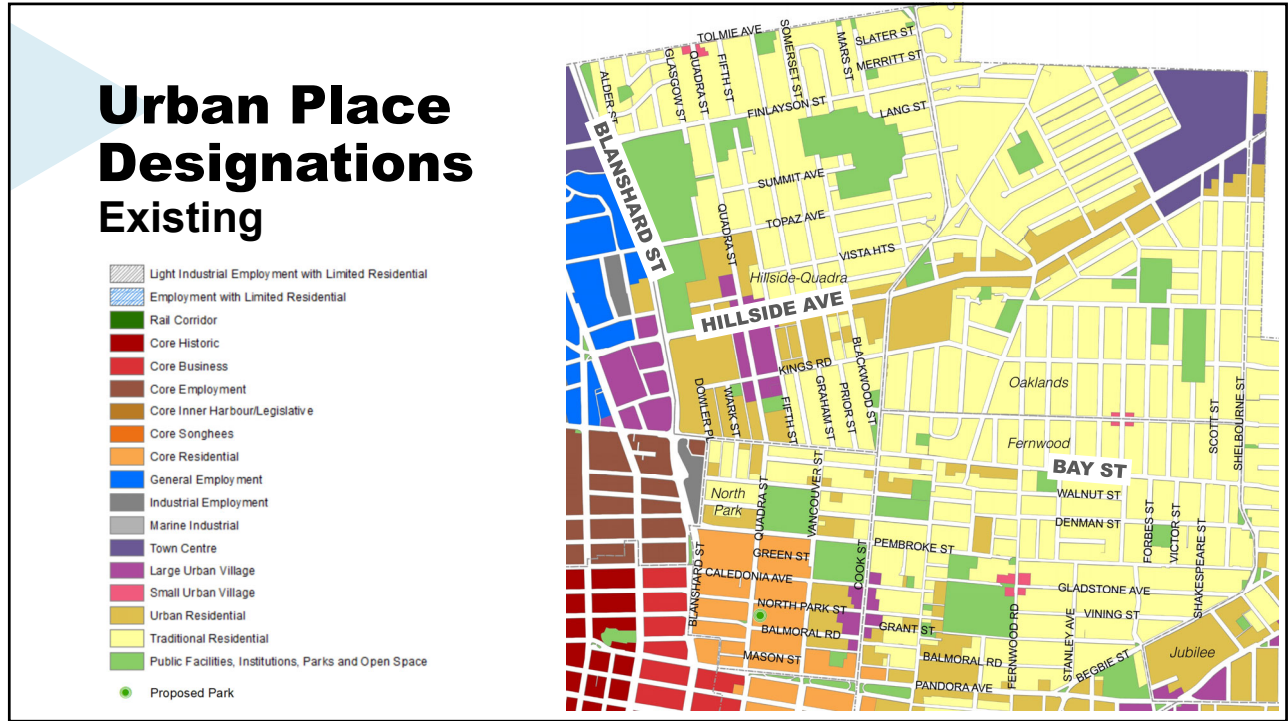
JULY 2012
Updated: April 27, 2022



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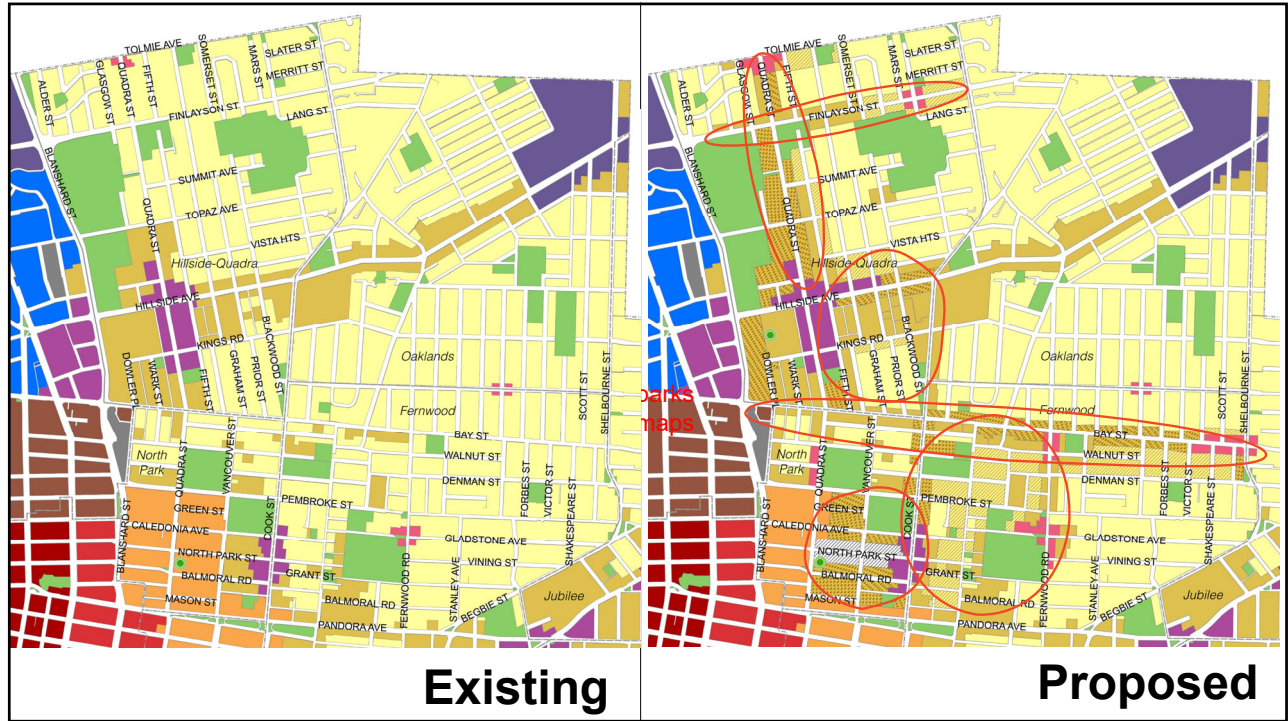
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New Urban Place Designation: Housing Opportunity

- 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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Official Community Plan Amendments

Design Guidelines

- General Urban Design Guidelines
 - Livability and neighbourliness
 - Open space and urban forest goals
 - Unique character of each village
 - Expanded topics: accessibility, bird-friendly design
 - Expanded heritage conservation in North Park
- Fernwood Village Design Guidelines
 - Recognize and respond to unique heritage value and context

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Conclusion



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Conclusion

The proposed plans and policies address climate response and housing need by seeking more connected, complete communities

1. Support a more connected, walkable and wheelable community
2. Help close the gap on housing capacity for diverse current and future households, in strategic locations where people want to live
3. Provide updated design guidelines addressing key and emerging topics
4. Set the stage for city-wide policies to be effective (e.g. housing, urban forest, sustainable mobility)
5. Identify key desires for parks, open spaces and amenities

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Extra Slides

- Local Area Plan Phasing
- Detailed Land Use Proposal Map
- Detailed Urban Place Designation Map
- Quadra West Directions (summary)
- Neighbourhood Mobility Enhancements
- Neighbourhood Amenities
- Design Guidelines (summary)

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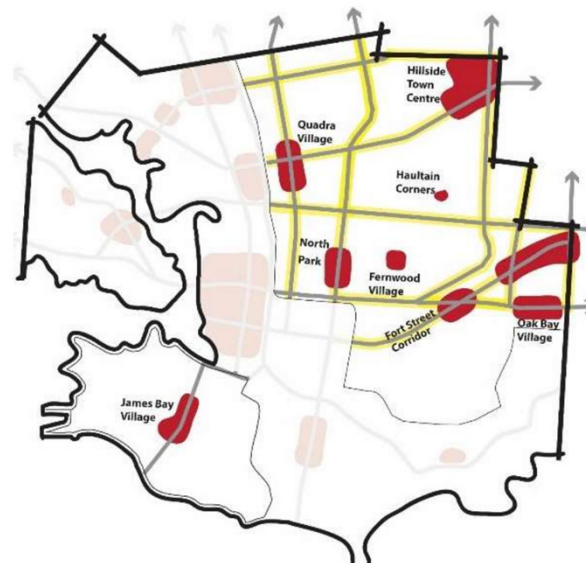


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Background

Local Area Plan Phasing

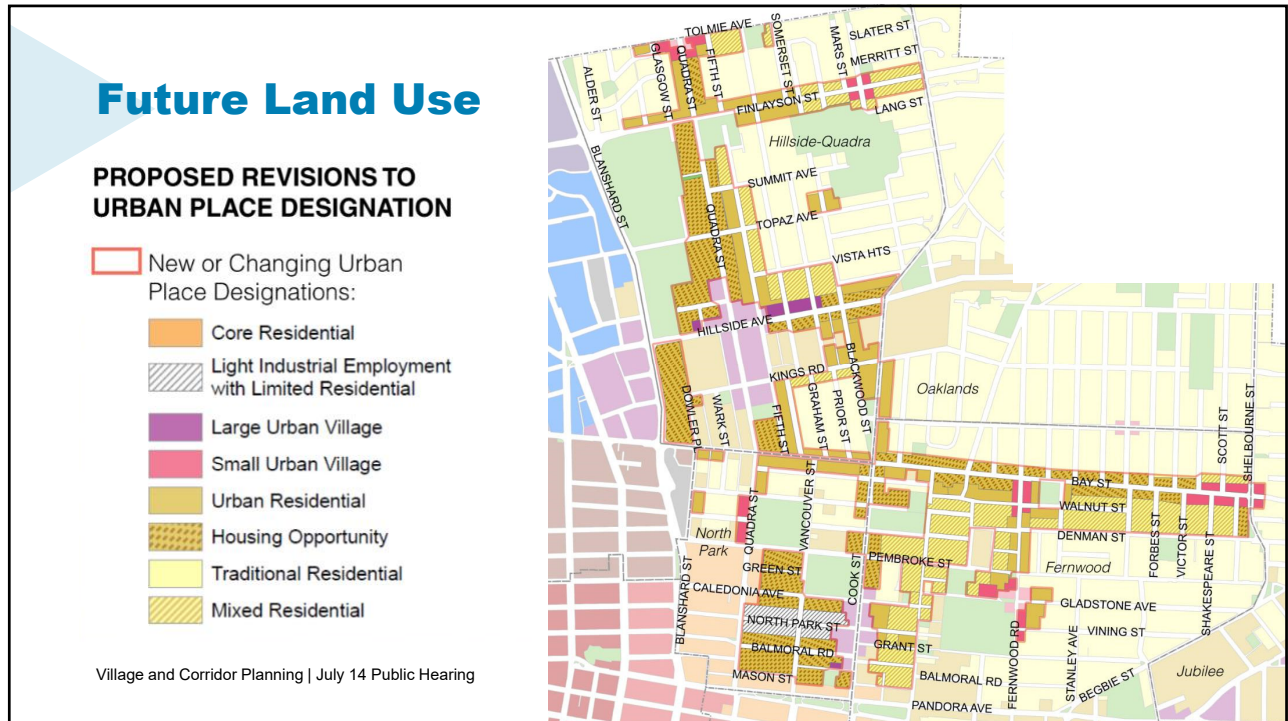
- Oaklands, Jubilees, Rockland, Oak Bay Avenue
- James Bay
- Revisit key corridors in previously planned neighbourhoods



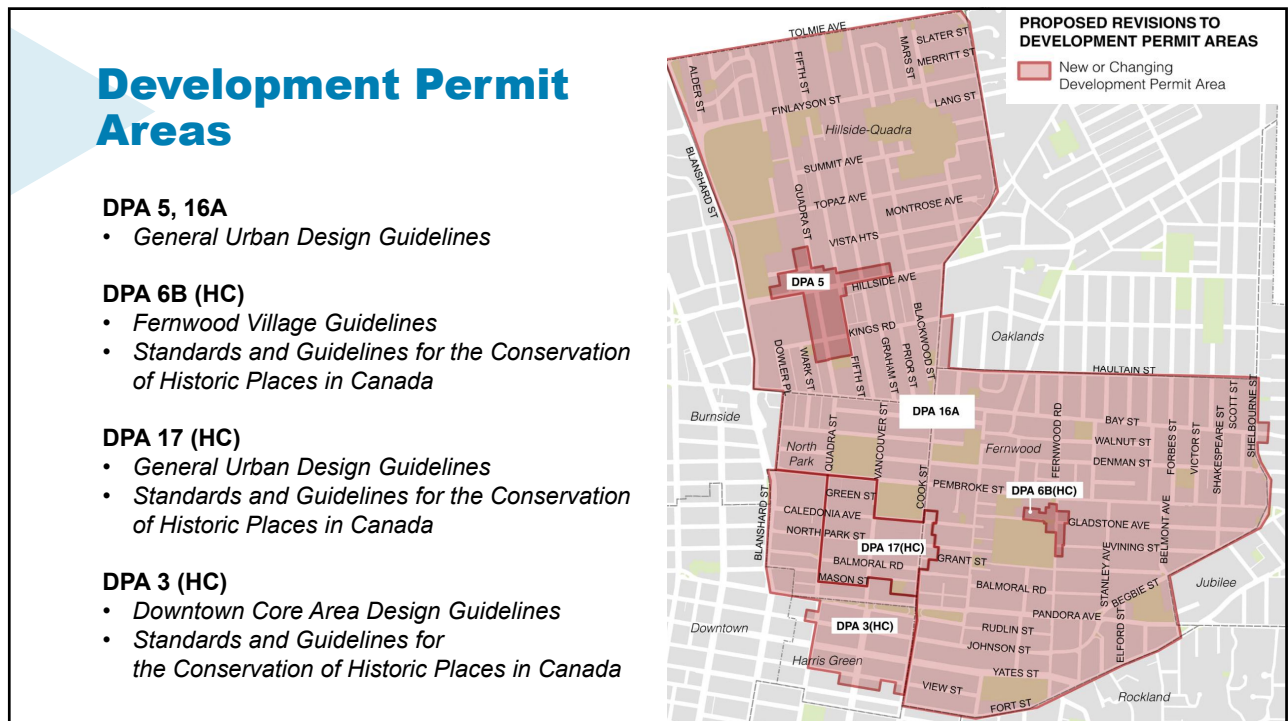
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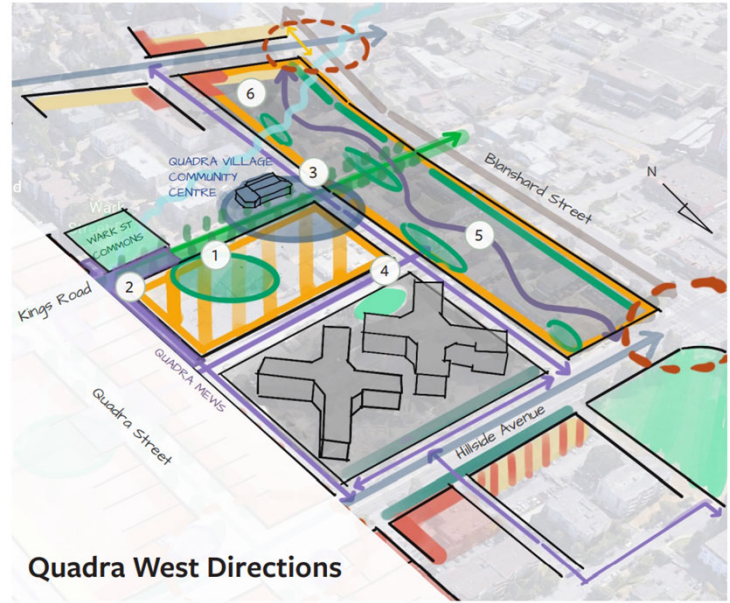


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Quadra West

Key directions

1. Seek park / open space
2. Design Kings Road as gathering place
3. Seek to expand community facilities
4. Create connected pedestrian network
5. Expand affordable and mixed-income housing with on-site amenities
6. Provide robust sustainable transportation options



Quadra West Directions

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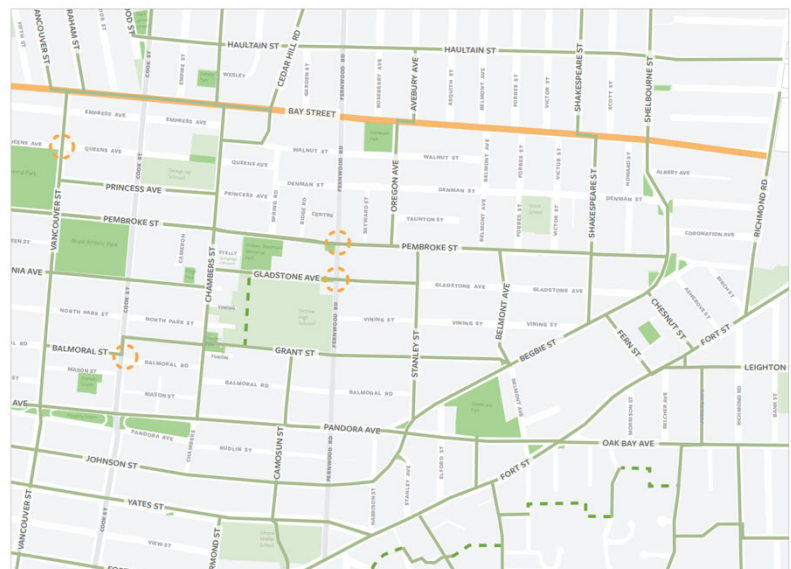
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Mobility Enhancements

Fernwood

Legend

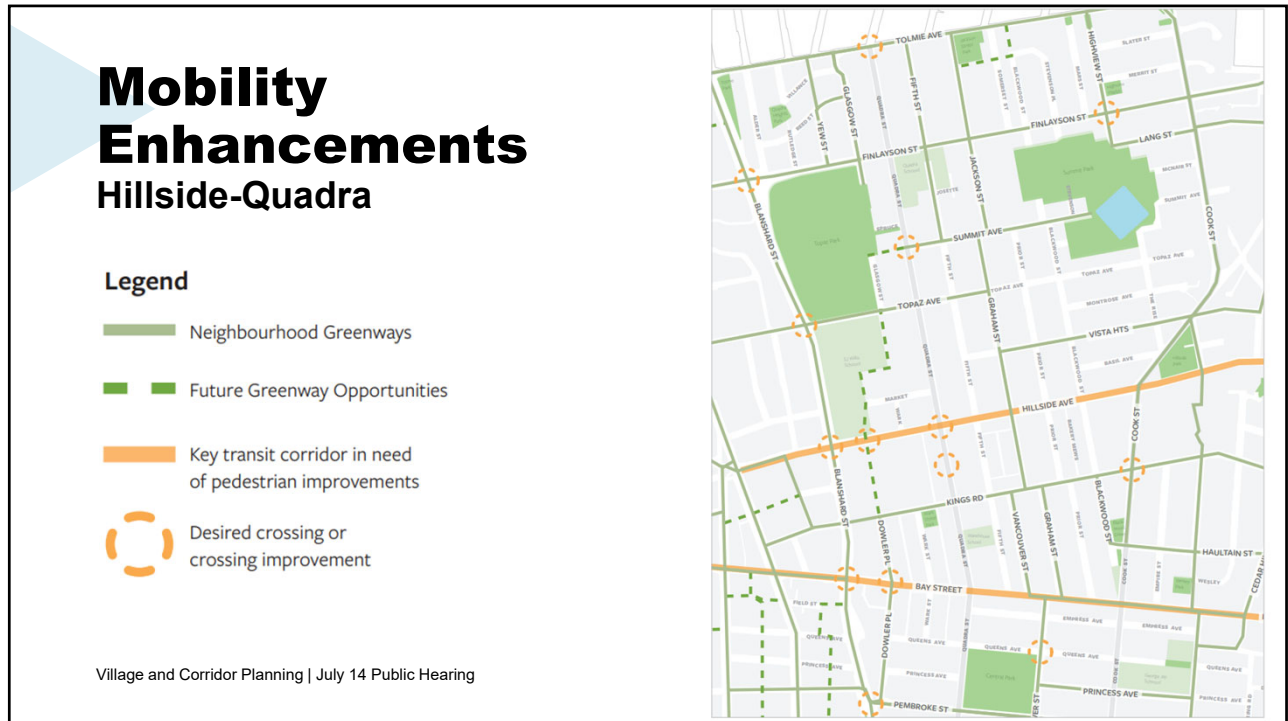
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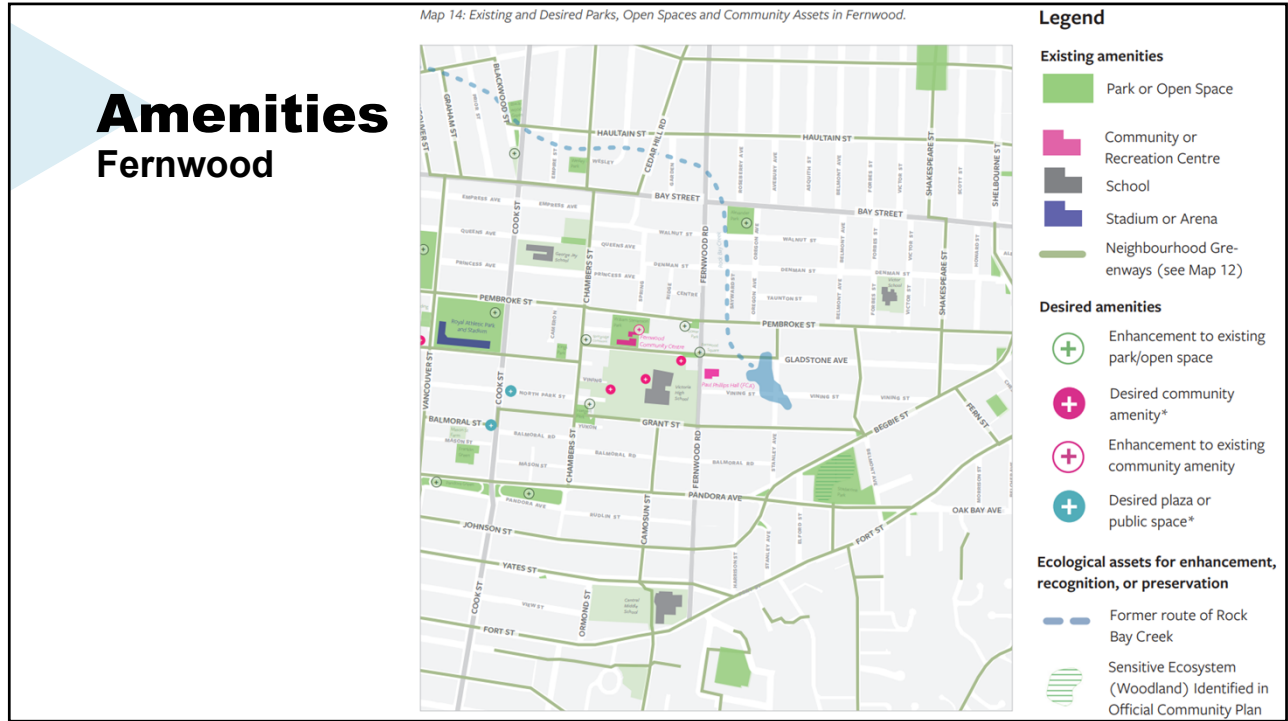


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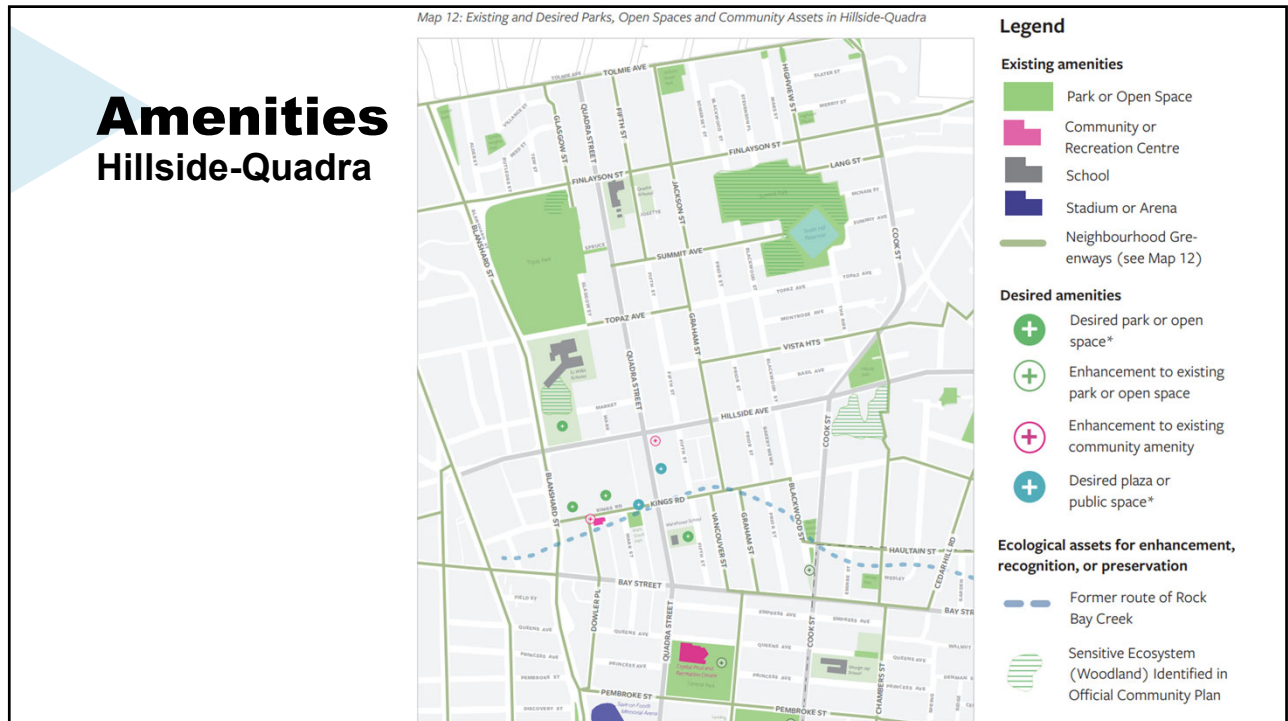


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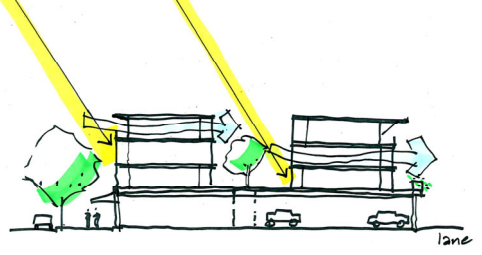
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Urban Design Guidelines

- 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 New

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

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