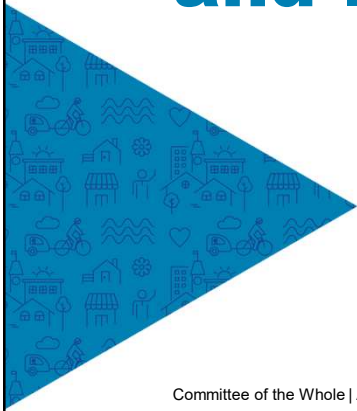



**2023** | CITY OF VICTORIA | Sustainable Planning and Community Development

# 10-year OCP Update and Implementation

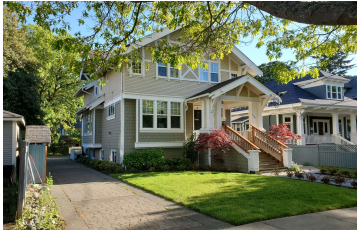



Committee of the Whole | April 13, 2023




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## Purpose

The purpose of this report is to provide Council with an opportunity to consider a new approach to long-range planning with a citywide lens to provide a meaningful response to the housing crisis.



2

# Land Management: A Core City Function

## Official Community Plan



Provides the foundational capacity to accommodate growth

3 10-year OCP Update | April 13, 2023

## Zoning



A key mechanism for realizing the OCP's vision

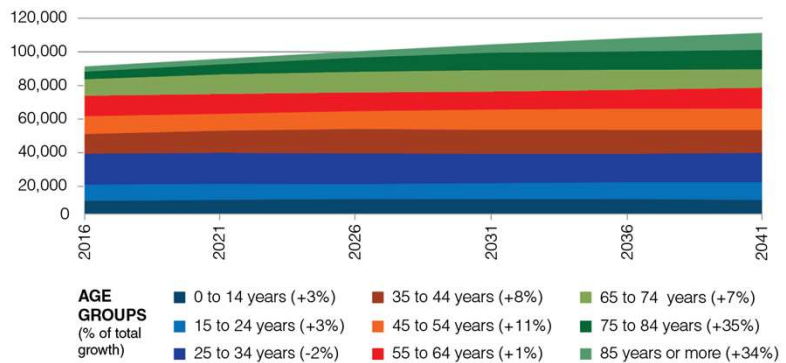


3

# A Changing Context

- Keeping up with faster than anticipated growth
- Catching up with latent demand
- Zoning and regulation is falling behind

## Victoria Population Projections



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4

## A Deeply Rooted Housing Crisis

Victoria's Rental Vacancy Rate is **1%**  
(well below 3-5% considered healthy)

More than **80%** of rental supply was built in 1960s and 1970s

More than **30%** of renters are in Core Housing Need

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## A Transformational Response is Required

- City has taken progressive action with near term solutions in recent years.
- But we're getting past the point of quick wins.
- We have a better understanding of how foundational land management tools can support meaningful solutions.



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# Land Management: A Foundational Response to the Housing Crisis



**OCP and Zoning lack capacity**

**Still falling short in the OCP**  
**Zoning remains misaligned**



**Need more room in good locations**

**Lack capacity near Urban Villages and Town Centres**



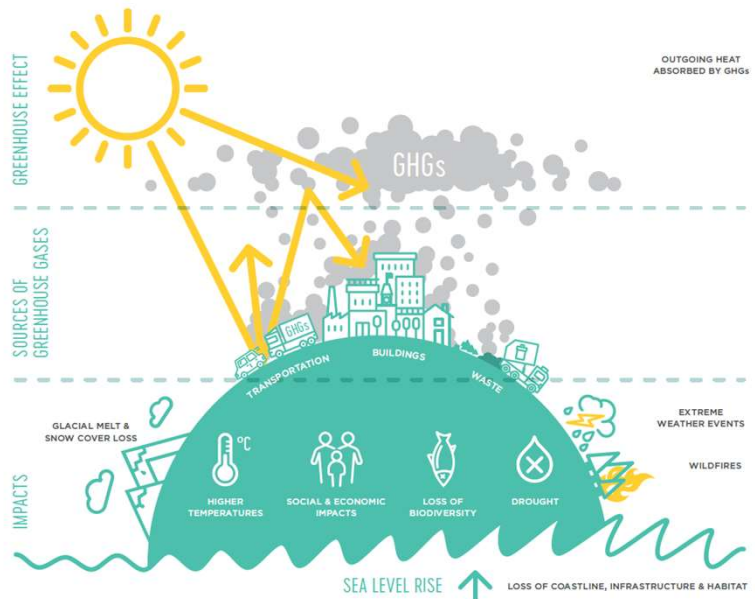
**Need more diversity in supply**

**Lack diversity in housing supply, including secured rental**

7

# Land Management and Climate

The way we manage our land influences greenhouse gas emissions and our ability to respond and adapt to the climate emergency.



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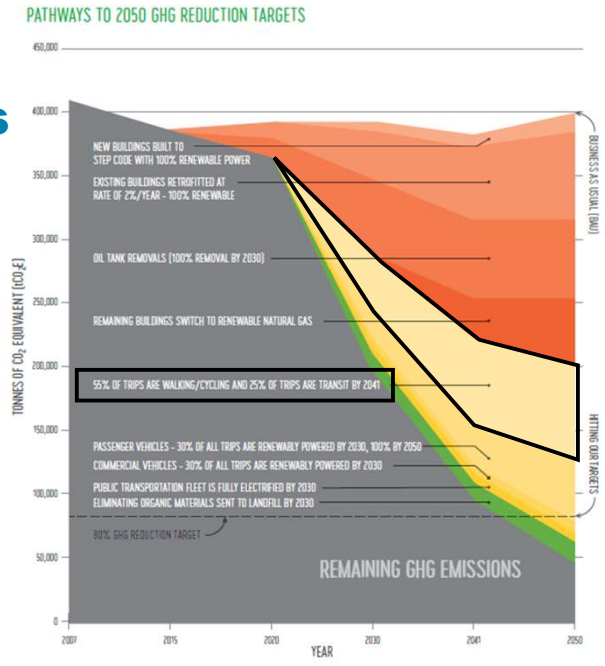


8

## A Key Pathway to Emissions Reductions

- 40% of GHG emissions are from on-road transportation.
- More than 15% of daily trips are by walking and cycling – a national leader.
- Continued mode shift is a key pathway to emission reductions.

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## Land Management and Resiliency

Regulatory tools can guide the function and placement of new housing and businesses:

- Preserving quality space for trees.
- Enabling on-site drainage.
- Modernizing utilities and infrastructure as we grow.



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# Lessons Learned in Land Management

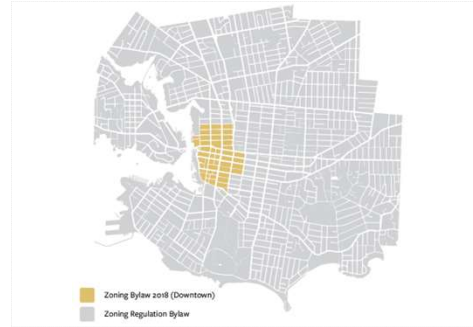
## Long Range Planning



An incremental approach, primarily through local area planning

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## Current Land Management



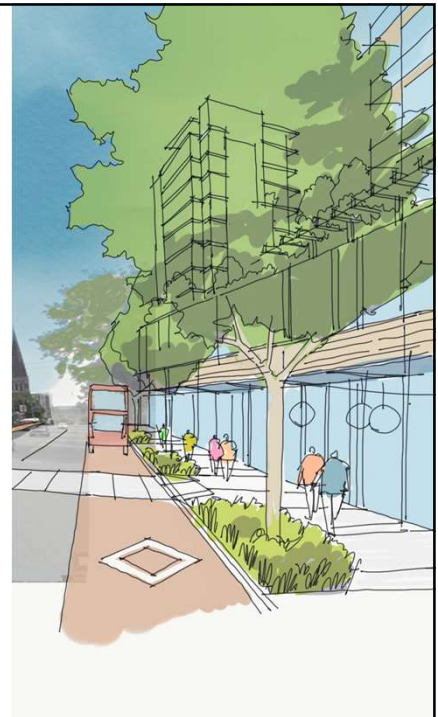
A reactive approach, primarily through site-specific, applicant rezonings



11

# Moving Forward Faster

- We don't need to start from square one.
- Housing capacity can be added citywide.
- Many recent conversations with the community provide guidance as to how.
- Recent citywide policies also provide guidance.



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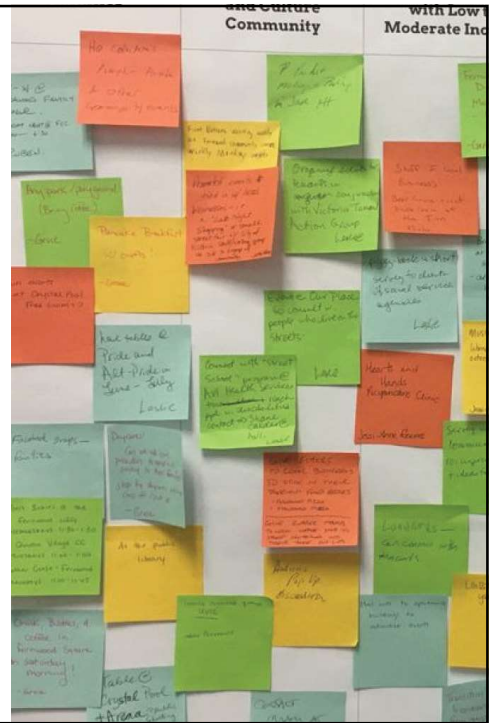
12



## Advantages of a Citywide Approach

- Meaningful solutions.
- Equitable conversations that are action-oriented.
- Better outcomes through aligned, consistent, and modern policy.
- Opportunity to focus on implementation.

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## Retaining Valuable Place-based Planning

- Provide detailed planning guidance where it is needed.
- Focus on the hearts of these communities.
- Place-making, local business support, unique community identity.
- Targeted, focused, with streamlined outcomes.

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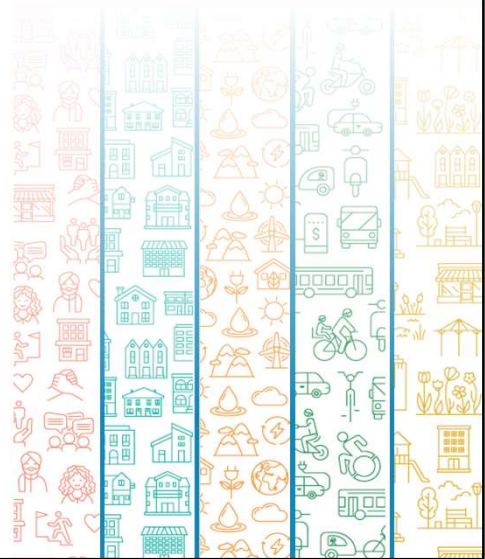


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## OCP 10-year Update

- Add required housing capacity citywide.
- Add capacity for amenities and services in line with population growth.
- Manage anticipated growth to advance climate action.
- Address other key policy areas impacted by anticipated growth.
- Provide local, detailed land use guidance where it is lacking.

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## Implementation is Key

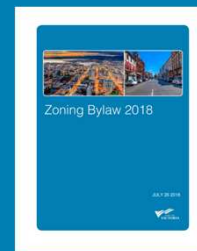
- OCP capacity isn't realized until zoning also changes (either by City or landowner).
- Modernized zoning bylaw will improve city processes for years to come.
- Must be supported by related regulatory tools, like the Subdivision and Development Servicing Bylaw.
- Must also be supported by mechanisms to support the provision of amenities.

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Updated OCP Capacity

Clean-up of Older Zoning Regulations

Zoning Bylaw 2018



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## Genuine, Efficient Engagement Approach

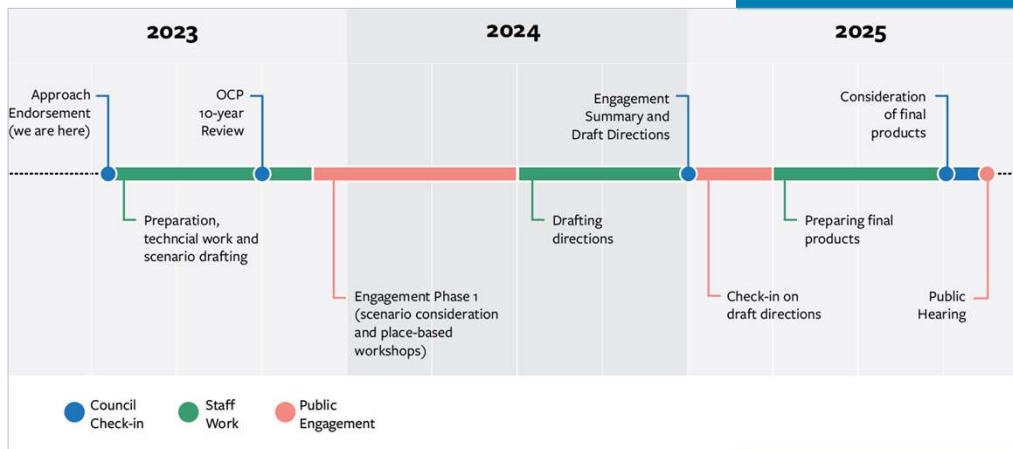
- Striking a balance to avoid fatigue and equitably engage about the future of the city.
- Recognizing and considering what we've already heard.
- Engaging on what matters.
- Incorporating place-based planning.
- Meeting people where they are.
- Streamlined and diverse.

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## Timeline




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## Resources

- Budget: No new budget required until 2024.
- Significant internal coordination required from Planning, Parks, Engineering, Engagement, and Legal.
- External Funding: Well-aligned with Housing Accelerator Fund.



**Housing Accelerator Fund — Highlight Sheet**

The **Housing Accelerator Fund (HAF)** will provide incentive funding (contributions) to local governments to encourage local initiatives that remove barriers to housing supply, accelerate the growth of supply and support the development of complete, low-carbon and climate-resilient communities which are affordable, inclusive, equitable and diverse.

The HAF is expected to result in permits being issued for 100,000 more housing units across Canada.

**Housing Need**

**Housing Supply Potential**

**Housing Supply Gaps**

**Insights to Inform Land Use Planning & Policy**

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## Limiting Near Term Housing Actions

**Council to Consider Soon | 2023**

- Inclusionary Housing Update
- Rental Incentives Program
- Pilot Rental Tenure Zoning
- Interim transportation demand management
- Missing Middle Monitoring
- Garden Suite Guideline Updates

**Feasible in Near Term | 2024**

- Parking Modernization Analysis
- Right Supply Initiatives
  - Family Housing
  - Accessible Housing
  - Collaborative Housing (e.g., co-ops)
- Tenant Capacity Building

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## An Opportune Moment

- We've reached the point for a transformational approach to housing and climate using our most fundamental tools.
- Broad support for foundational moves is evident in provincial and federal directions and funding.
- Growing community desire to take meaningful action.
- Victoria is uniquely suited to make this move.

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## Staff Recommendation

- Endorse comprehensive 10-year OCP Update and Implementation (Attachment A).
- Rescind previous local area planning direction.
- Consider citywide OCP updates to:
  - Add housing capacity in response to the housing crisis and climate emergency.
  - Advance safe, sustainable mobility in the context of growth.
  - Identify diverse community needs in the context of growth.
  - Update and modernize development permit areas and design guidelines.
  - Plan for related requirements to sustainably manage growth.
- Endorse 10-year OCP Update Engagement Approach (Attachment B).
- Defer secondary housing related work items to focus on this work.

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