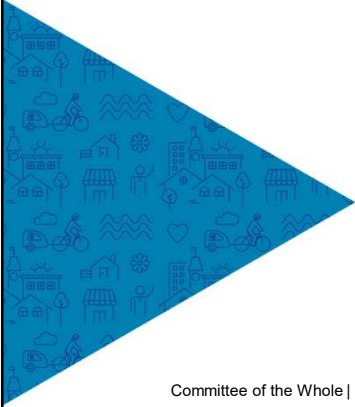



2023 | CITY OF VICTORIA | Sustainable Planning and Community Development

OCP 10-Year Update

Alternative Timeline and Implications




Committee of the Whole | May 11, 2023



1

Purpose

To report to Council on how, and the resources that would be required, to shorten the project timeline.



2

Timeline Considerations

- Some elements of a timeline are unavoidable in the context of transparent governance and diligent planning.
- Much of the process requires a sequencing of technical work and engagement.
- Engagement and community context influences the timeline.



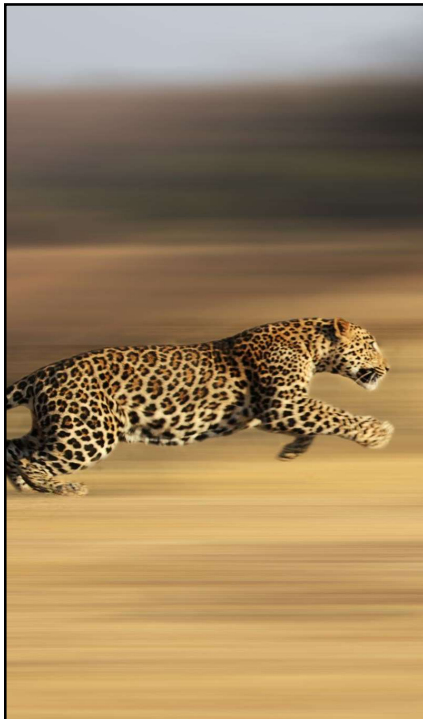
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3

Being More Ambitious

- Revised timeline proposes finishing in Q2 2025 rather than Q4 2025.
- Represents a 20% reduction.
- Originally proposed timeline was already comparatively ambitious.
- Desire to be even more ambitious in the context of housing and climate challenges.



4

Two Timelines, Running Concurrently

- One timeline primarily for policy updates (OCP).
- One timeline primarily for regulatory updates (zoning).
- Victoria’s strong starting point allows the timelines to run mostly concurrently.
- Strategies to shorten both timelines are required.

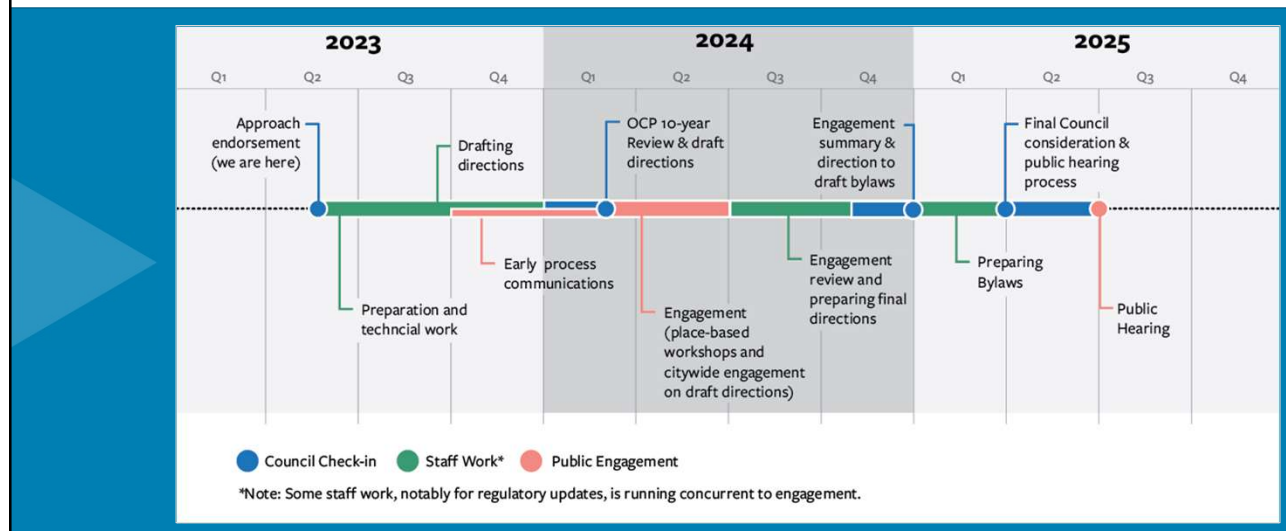


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5

Proposed Alternative Timeline



6

Simplifying Zoning Modernization

Approach

- Forgo preserving each parameter of the 800+ zones that exist today.
- Emphasize a reduced number of zones and simpler regulations.
- Lean toward increasing entitlements and reducing regulation.

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7

Simplifying Zoning Modernization

Assessment

- Some increased entitlements could result in loss of land lift (but in most cases, it would likely be marginal).
- Potential loss of some site-specific parameters (but new parameters would likely be better aligned with modern objectives).
- Sensible and pragmatic approach, aligned with objectives.



Recommended regardless of timeline

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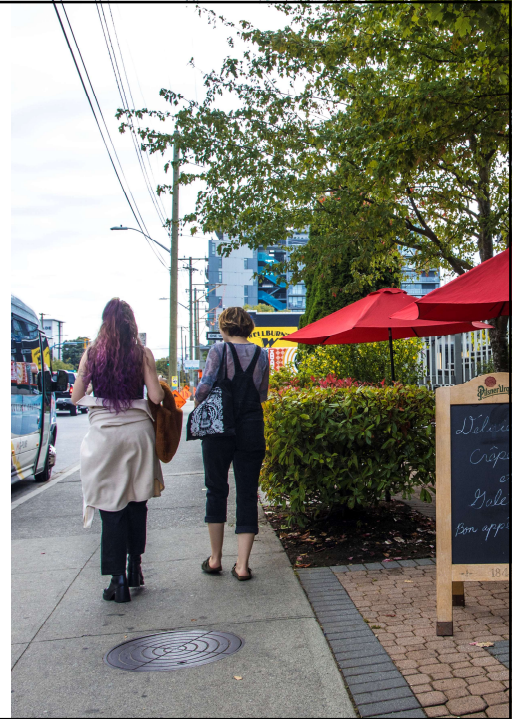
8

Phasing Urban Village Zoning

Approach

- Conduct place-based planning as originally proposed.
- Establish updated policy direction for Urban Villages and Town Centres.
- But delay aligning zoning for these areas until a future phase.

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9

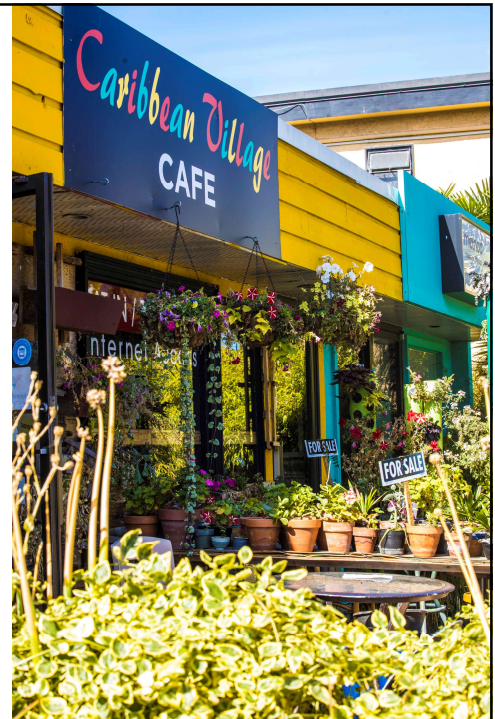
Phasing Urban Village Zoning

Assessment

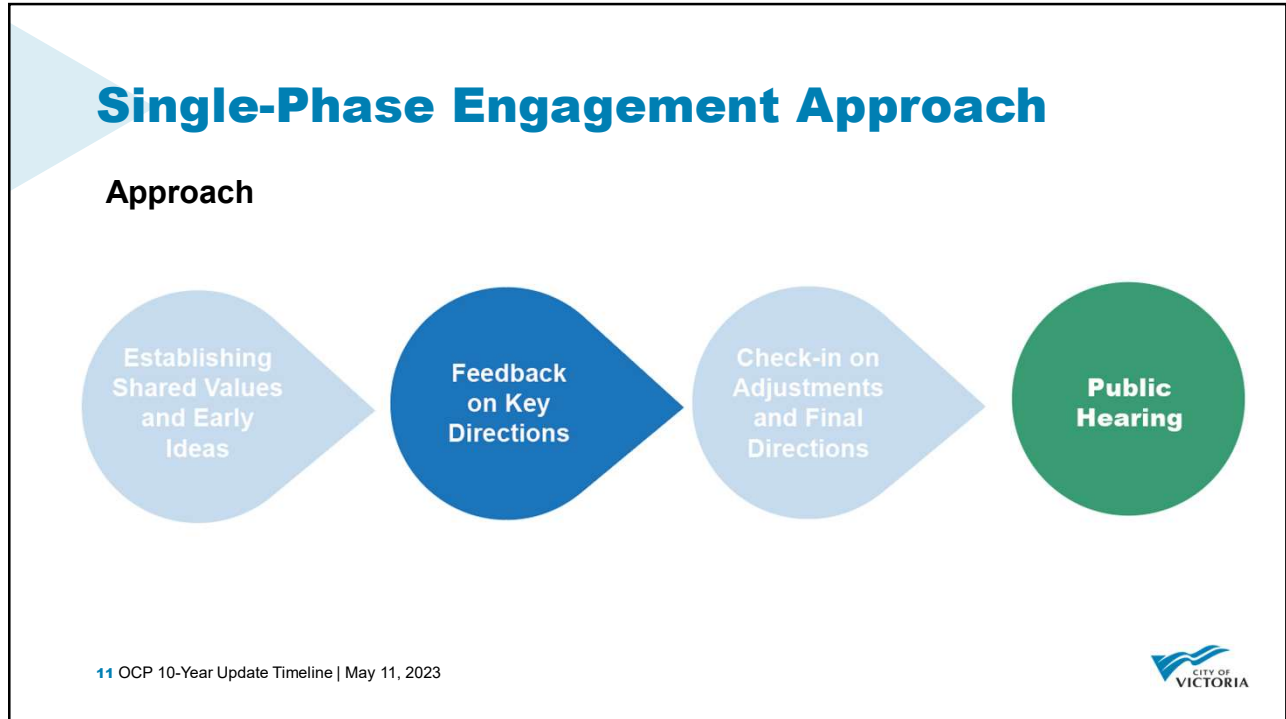
- Does not interfere with climate and housing objectives.
- Takes pressure off older, more affordable commercial.
- Still provides updated policy direction for potential rezonings.
- Zoning alignment can be addressed in future work.

Recommended to reduce timeline

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10



11

Single-Phase Engagement Approach

Implications and Mitigating Risk

	Risk	Strategy to Mitigate
	Requires a high-degree of confidence early on.	Front-loading technical work and associated costs.
	Possibility of public confusion and mistrust.	Increasing investment in early communications.
	Possibility of greater dissent and risk to longevity of the outcomes.	Remaining nimble and reporting to Council if issues arise.

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12

Single-Phase Engagement Approach

Assessment

- Bold and radical.
- Given the requirements for each phase of engagement, it is the only meaningful opportunity to shorten this timeline.
- Positive outcomes are possible with dedicated, steadfast resources.



Cautiously recommending with mitigation strategies

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13

Resources and Workplans

Marginal overall budget increase to support early communications and the single-phase engagement approach.

Front-loading contracted technical work (vast majority required in 2023).

Adding staff capacity earlier than envisioned (immediate recruitment and onboarding).

Protecting staff time while maximizing quick-win opportunities (e.g., proposed House Conversion Regulatory updates).



14

Recommendation

Cautiously recommending the revised timeline.

