

(whether early, repeated, etc.), who will be affected, and therefore ought to be consulted, and the extent of that consultation. It is recommended that consultation be in the form of an online public survey, outreach to key stakeholders and a public open house regarding the revised draft plan and OCP amendments. Following this, the findings of the consultation and the proposed OCP amendments will be considered by Council. After readings of the OCP amendment bylaws, there will be a Public Hearing for the OCP amendments, and at the same Council meeting, consideration of the final Victoria West Neighbourhood Plan for approval.

PURPOSE

The purpose of this report is to seek Council's direction to consult with those affected by proposed amendments to the OCP as outlined in this report, concurrent with public review of the proposed Victoria West Neighbourhood Plan.

BACKGROUND

On October 17, 2017, Council considered the draft Victoria West Neighbourhood Plan and passed the following motion:

1. Direct staff to consider feedback from Council and the community and prepare a final proposed Victoria West Neighbourhood Plan.
2. Refer the draft Victoria West Neighbourhood Plan and associated Design Guidelines to the Advisory Design Panel for comment.

Staff are currently making number of revisions to the draft Victoria West Neighbourhood Plan based on community and Council feedback.

LEGISLATIVE AUTHORITY

Section 475 of the *Local Government Act* requires that during an amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation (in addition to the public hearing requirements later on in the process). In addition to the general requirement to consider appropriate consultation with persons, organizations and authorities it considers will be affected, the local government must specifically consider whether consultation is required with the following:

- the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan
- the board of any regional district that is adjacent to the area covered by the plan
- the council of any municipality that is adjacent to the area covered by the plan
- First Nations
- boards of education, greater boards and improvement district boards
- the provincial and federal governments and their agencies.

ISSUES & ANALYSIS

Incorporating Feedback into Proposed OCP Amendments

The OCP amendments proposed in this report incorporate community and Council feedback received on the draft neighbourhood plan. A summary of engagement is included in Attachment B and full results are available at www.victoria.ca/vicwest. Of relevance to potential OCP amendments, small apartment buildings (up to 3 storeys) are no longer proposed for Skinner Street;

some areas proposed for urban residential areas south of Esquimalt Road have been re-instated as traditional residential areas (with associated OCP amendments to support 3-storey townhouses and multi-unit residential); and the extent of the proposed small urban village designation at Edward and Catherine Streets and Craigflower Village has been scaled back from the draft plan (with OCP amendments proposed to the adjacent traditional residential properties). Other revisions to the draft plan would not require OCP amendments. A full list of recommended revisions will be prepared for upcoming community consultation.

Proposed OCP Amendments

The following OCP amendments are proposed to align with the land use and urban design directions in the proposed Victoria West Neighbourhood Plan, which has been informed by public engagement during 2016-2017:

1. Revise urban place designations to reflect the following (Attachment A):
 - a. add opportunities for some small apartment buildings (up to 3 storeys) and some limited commercial uses on the Pioneer Housing Co-operative block as part of the Traditional Residential Urban Place Designation in Figure 8: Urban Place Designations
 - b. add opportunities for three storey multi-unit residential buildings on selected properties adjacent to the proposed small urban village at Edward and Catherine Streets as part of the Traditional Residential Urban Place Designation in Figure 8: Urban Place Designations
 - c. add opportunities for commercial uses adjacent to Craigflower Small Urban Village as part of Traditional Residential Urban Place Designation in Figure 8: Urban Place Designations, where commercial uses are part of the adaptive re-use of existing buildings
 - d. add opportunities for townhouses and other multi-unit residential buildings up to 3 storeys and 1.2 floor space ratio on selected properties south of Esquimalt Road as part of the Traditional Residential Urban Place Designation in Figure 8: Urban Place Designations
 - e. revise the Traditional Residential Urban Place designation throughout Victoria West to provide opportunity for buildings up to two-and-a-half storeys (except in those limited areas which specify 3 storeys)
 - f. designate the following properties as "Urban Residential":
 - i. north side of Esquimalt Road between Dominion Street and Bowlsby Place
 - ii. selected properties on Mary Street south of Esquimalt Road
 - iii. selected properties at corner of Russell Street and Skinner Street
 - g. designate properties as "Small Urban Village" at the following locations:
 - i. on Craigflower Road, adjacent to the existing small urban village
 - ii. selected properties on Catherine Street between Edward Street and Langford Street
 - h. add opportunities for one or more buildings higher than six storeys on the Westside Shopping Centre site, and at corner of Bay Street and Tyee Road, as part of the Large Urban Village Designation in Figure 8: Urban Place Designation
 - i. designate selected properties along Russell Street, Mary Street, Catherine Street, Skinner Street and Tyee Road as "Employment-Residential"
 - j. designate selected properties along Skinner Street, Langford Street, Esquimalt Road, William Street and Wilson Street as "Industrial Employment"
 - k. designate some properties along Esquimalt Road, Mary Street, Russell Street and Alston Street/Langford Street as "Industrial Employment-Residential"

- I. revise densities in Figure 8: Urban Place Designations to align with locations identified in the neighbourhood plan that would support additional density with the provision of community amenities (within the Large Urban Village, Urban Residential, Employment-Residential and Industrial Employment-Residential designations)
2. Expand Development Permit Area 5: Large Urban Villages – Victoria West Village to include properties on Langford Street, Alston Street, Wilson Street and Bay Street and apply the *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to these areas.
3. Expand Development Permit Area 6A: Small Urban Villages, to include the following small urban villages, and apply the *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to these areas:
 - a. Craigflower Small Urban Village and adjacent properties at Russell Street and Skinner Street
 - b. Catherine Street at Edward Street Small Urban Village and adjacent properties
4. Expand Development Permit Area 7A: Corridors, to include the following corridors, and apply the *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to these corridors:
 - a. Skinner Street between Russell Street and Tyee Road/Langford Street
 - b. Esquimalt Road between Dominion Street and Harbour Road
5. Propose a new Development Permit Area 15F: Intensive Residential - Townhouse and Rowhouse, with guidelines to apply to the entire Victoria West neighbourhood (Attachment C).

The proposed OCP amendments are in the process of referral to Advisory Design Panel. The Panel's input will be considered in making revisions to proposed amendments.

Recommended Consultation

To meet the requirements of the *Local Government Act* when OCP amendments are considered, staff propose online engagement and a public engagement event, anticipated as follows:

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| January: | Initiate online public engagement, refer to the affected groups noted below. Hold a public open house. |
| February: | Revise OCP amendments based on the results of public consultation. Provide a summary of engagement to Council when the OCP amendment bylaws are introduced for readings. |
| March: | Hold a Public Hearing on the OCP amendments and consider approval of the final Victoria West Neighbourhood Plan. |

Referral to the following groups are recommended:

- Songhees Nation and Esquimalt Nation as the Victoria West neighbourhood is located within their traditional territories
- the proposed Victoria West Neighbourhood Plan will be referred to the Greater Victoria School District Board (GVSD) as a courtesy due to policy directions affecting public use of a GVSD site
- the proposed Victoria West Neighbourhood Plan will be referred to the Township of Esquimalt as a courtesy due to the shared boundary with Victoria West.

Staff do not recommend referral to other groups including the Capital Regional District Board, Island Health or the provincial and federal governments as the proposed OCP amendments do not impact these entities or the use of properties owned by these entities.

OPTIONS & IMPACTS

Accessibility Impact Statement

Staff will consider opportunities to encourage accessibility in open space design as part of the development of Victoria West-specific design guideline content.

2015 – 2018 Strategic Plan

This milestone in the Victoria West Neighbourhood Plan process supports Strategic Plan, Objective 3: Strive for Excellence in Planning and Land Use, which contains actions and outcomes to undertake local area planning focused on urban villages and transportation corridors.

Impacts to Financial Plan

The proposed OCP amendments do not impact the Financial Plan as costs associated with public engagement are provided under the current project budget.

Official Community Plan Consistency Statement

While the draft Victoria Neighbourhood Plan contains policy directions that are in line with the broad growth objectives and policies of the OCP, some amendments to the OCP are required to align the two plans given the finer grain of detail that emerged out of the neighbourhood plan process and to implement the urban design.

CONCLUSIONS

Bringing forward proposed amendments to the OCP in parallel with the Victoria West Neighbourhood Plan will provide engagement efficiencies, meet the consultation requirements of the *Local Government Act*, and ensure both plans are aligned. Plan alignment will provide more clarity for the public, landowners and developers seeking to submit development proposals to the City, and for staff in providing development advice to applicants.

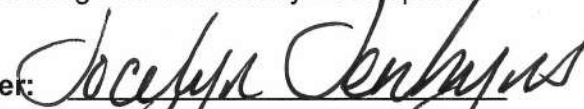
Respectfully submitted,


For
Kristina Bouris
Senior Planner
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Jonathan Tinney
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Report accepted and recommended by the City Manager:

Date:


Nov 29, 2017

List of Attachments

- Attachment A: Diagram of Proposed OCP Amendments
- Attachment B: Victoria West Neighbourhood Plan: Engagement Summary of Feedback on Draft Plan
- Attachment C: Draft Amendments to Revitalization Guidelines for Corridors, Villages and Town Centres
- Attachment D: Draft Design Guidelines for: Intensive Residential Development – Townhouse and Rowhouse
- Attachment E: Existing Urban Place Designations