



Victoria West Neighbourhood Plan: Engagement Summary on Draft Plan Revisions and Official Community Plan Amendments

Community engagement on the proposed Vic West Neighbourhood Plan was held between January 10 and February 28, 2018. The community was invited to attend an open house and complete an online survey on revisions to the draft plan and amendments to the Official Community Plan to align with the new plan. 130 people attended the open house, and 68 online survey responses and 15 emails were received. There was also a community-led engagement with meetings and a survey organized by the Vic West Community Association land use committee, described on the following page.



The following support levels combine “very” and “somewhat” supportive rankings.

FEEDBACK ON REVISIONS TO THE DRAFT PLAN

We heard from many people that they are generally supportive of the plan and the revisions to the plan. However, some community members continue to have concerns about transportation management, protecting the character of the neighbourhood, and insufficient detail in the plan on integration of the master planned areas. While some felt that building heights are too high (particularly along Esquimalt Road), others felt that the plan does not go far enough in allowing growth and expressed disappointment that apartment buildings (especially on Skinner Street) and townhouses have been scaled back too much.

From the correspondence received, we heard concerns about insufficient protection of character homes, additional density and building heights, secondary suites in small lot homes, and transportation management.

AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN

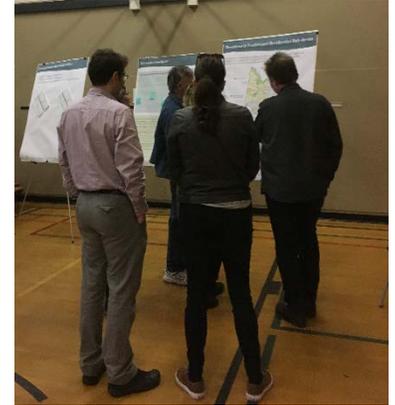
Traditional Residential (Amendments 1 – 5). View proposed changes [here](#).

Support for the amendments to traditional residential urban place designations ranged from 58 to 83% in the survey and from 37 to 72% at the open house. The highest level of support was for amendments adjacent to Craigflower with a combined total of 73%, closely followed by changes adjacent to Edward and Catherine Streets Village at 72%. The lowest support was for amendments for the Pioneer Co-op site at a combined 56% and revisions to building heights throughout the neighbourhood at a combined total of 57%.

Correspondence received on changing the designation for the Pioneer Co-op site and south of Esquimalt Road to consider townhouses and small apartment buildings was mixed. For Pioneer Co-op, those in support felt that the location is an ideal site to address affordable housing issues in the neighbourhood. Others were concerned about impact to privacy and incompatibility with the surrounding neighbourhood with higher buildings at the Pioneer Co-op site and in the traditional residential areas south of Esquimalt Road. Opinions were mixed about whether density was too great or not enough.

Urban Residential and Village Areas (Amendments 6 – 11). View changes [here](#).

Support for the amendments to urban place designations for residential areas and villages ranged from 51 to 80% support in the survey and 43 to 74% at the open house. The highest level of support was to establish a new small urban village at Edward and Catherine Street at a combined 78%. Amendments to Craigflower Village and Westside Village had good support at 68%. The lowest levels of support were for a change from traditional residential to urban residential designation on South Mary Street (South of Esquimalt Road) at a combined 49%. Comments relating to this area were mostly that the building heights are too high. However, some felt building heights could be higher in this area. The next lowest level was for the amendments to support a mixed use 4 storey building at Russell Street at Skinner at 60%, with similar concerns about building heights.



Employment areas (Amendments 12 – 14). View changes [here](#).

Support for the amendments to urban place designations for employment areas ranged from 70 to 78% in the survey and 59 to 89% at the open house. The highest level of support was for the new employment-residential designation in certain locations at a combined 81%. The lowest support was the new industrial employment designation along Esquimalt Road and near Westside Village at 67%. Concerns included building heights, impacts to parking and traffic, flexibility in employment types, and a consistent approach to similarly situated employment lands.

Densities (Amendment 15). View change [here](#).

The amendments for revised densities for urban place designations for large urban villages, urban residential, employment-residential and industrial employment-residential had a combined level of support of 68%. While some were concerned that the additional density will impact parking, others felt that not enough density is included.

Development Permit Areas (Amendments 16 – 19). View changes [here](#).

Amendments to expand and create development permit areas ranged in support from 65 to 74% in the survey (with high levels of neutral response) and 50 to 67% at the open house. There are concerns from some that the building heights need to be reduced before the Development Permit Areas can be supported.

Engagement

63% of survey respondents felt that they were as involved in the plan as they wanted to be. Some people in the community were not aware of the process, while others had trouble participating due to busyness.

COMMUNITY-LED ENGAGEMENT

The Victoria West Community Association (VWCA) consulted with their membership on the neighbourhood plan through a series of community meetings and an online survey. The survey report and 26 recommendations were supplied to City staff for consideration (for the complete submission, see “Part 4: Correspondence” of the Raw Feedback Attachment to the April 26 Council Report). Based on levels of support, the VWCA strongly endorsed recommendations to add population projections and visualization of future development; additional detail for parks and transportation improvements; more reference to urban design transitions; and information regarding prior zoning and consultation on future amenities for Westside Village. The VWCA also highlighted other recommendations that received majority support, although at lower levels, which included the reconsideration of heights, densities, and land uses for various proposed OCP amendments, and increased food security content in the plan.