

REVISIONS, APRIL 2018

After considering all of the feedback, staff have made changes to the proposed Vic West Neighbourhood Plan and Official Community Plan amendments. Here are the major changes and rationale:

Changes to Proposed OCP Amendments

1. **Employment Lands:** In response to some concerns from the community and staff regarding the need for strong but more flexible policies for employment lands, staff propose:
 - a. revising proposed urban place designations to apply the same urban place designation, Employment-Residential, to most Vic West employment lands. This designation supports both employment and light industrial uses, and provides the option for limited residential uses, thus maximizing the flexibility of employment areas over time. The revised designation will maintain the maximum height limits specified in the plan policies and will slightly increase maximum floor space ratio for those areas previously proposed as Industrial- Employment (from 2.2 to 2.5)
 - b. revising the Employment-Residential designation to limit residential floor area to one half of the total floor area
 - c. revising plan policies to encourage light industrial, artisan or flexible uses at grade in certain locations
2. **South Mary Street Urban Place Designation:** In response to a mix of community opinions on the proposed change from Traditional Residential to Urban Residential (up to 4 storeys) on the east side of Mary Street, south of Esquimalt Road, staff propose re-instating the Traditional Residential designation for this area with a new amendment to support apartment buildings or townhouses up to 3 storeys in height and 1.2 FSR (Housing Sub-area 2). This revision strikes a balance between maintaining the traditional residential character, while providing the opportunity for adding some additional housing density and diversity near transit and the waterfront.
3. **Development Permit Areas and Guidelines:** In response to community and staff feedback regarding development permit guidelines, staff have made the following revisions:
 - a. revised Design Guidelines for Attached Residential Developments (formerly referred to as townhouse guidelines) to strengthen design guidance for sensitive transitions to parks, natural areas, waterfronts and trails; and for the location and screening of mechanical equipment
 - b. revised Guidelines for Corridors, Villages and Town Centres to include area-specific guidelines for sensitive transitions to adjacent residential areas at Catherine Street and Edward Street small urban village, and between employment areas and residential areas on Esquimalt Road and at Alston Street/ Tyee Road/ Langford Street
 - c. added new plan policies to emphasize sensitive transitions to adjacent lower scale development in relevant locations
 - d. Skinner Street corridor shifted from proposed Development Permit Area 7A (which is a DPA for the purpose of revitalizing areas where commercial use is permitted) to Development Permit Area 15F (which is a DPA for the purpose of guiding form and character of intensive residential) given Skinner Street's traditional residential character.
4. **Density Bonus:** In response to recent Council direction to consider on-site affordable housing as a

community amenity contribution within the current limits of the Official Community Plan, staff have removed the OCP amendment that would have permitted an additional 10% density with the provision of affordable housing and other community amenities for certain urban place designations. Plan policies have also been updated to reflect this change.

5. **Russell Street at Skinner Street:** In response to mixed community feedback on the suitability of 3-4 storey mixed use buildings on this half-block adjacent to Craigflower Village, staff have revised the proposed OCP amendment to re-instate the original Traditional Residential urban place designation for this area, with a new amendment to support townhouses or apartments up to 3 storeys on this half-block. Plan policies have been revised to reflect this change.
6. **Westside Village:** In response to further urban design analysis, the opportunity for buildings over 6 storeys in height has been removed from this area. Due to the large property sizes, the anticipated densities in the plan can be achieved within the current 6 storey height limit. An OCP amendment for additional height is no longer proposed, and the plan policies have been revised reflect this change. The OCP has been amended to refer to the area as “Westside Village”, consistent with the neighbourhood plan.

Changes to Proposed Plan Policies

7. **Pioneer Co-op:** In response to some community concern about potential impacts of buildings up to 3 storeys and allowing limited commercial or service uses on the Pioneer Co-op site, staff have revised the plan policies to clarify that any commercial uses should be limited in scale and not result in significant traffic increases (6.4.6., 6.10.2); and that buildings should be designed and located to minimize shading and privacy impacts on neighbouring properties (6.4.5.)
8. **Parks:** In response to community feedback requesting more detail for potential park improvements and waterfront features, staff have made the following revisions:
 - a. added new sub-sections for most neighbourhood parks to outline potential improvements
 - b. revised Map 6 to show current and potential waterfront access points
9. **Transportation:** In response to community feedback suggesting additional transportation improvements, staff have made the following revisions:
 - a. revised policy 3.4.1. to provide more detail about future Bay Street Bridge improvements
 - b. referred Alston and Langford Streets for evaluation as part of update to pavement management plan (3.3.10)
 - c. added new policy to evaluate Craigflower Road, Tyee Road, Bay Street, Wilson Street and Esquimalt Road for consistency of speed limits along the corridor and across municipal borders (3.6.9.)
 - d. revised policy 3.4.4. to add evaluation of pedestrian crossing at Craigflower Road and Raynor Street
10. **Food Systems:** In response to community feedback for more neighbourhood food system content in the plan, staff have met with the Vic West Food Security Collective and revised the plan policies to provide more recognition of Vic West’s contribution to food security, encourage and support the growing of food in a variety places (12.2.3), and provide examples of how food features can be included in new multi-unit development (12.3.1).
11. **Gateway at Esquimalt/ Victoria border:** In response to feedback from the Township of Esquimalt, staff have revised the plan to encourage the City to work collaboratively with Esquimalt to establish a gateway at Esquimalt and Dominion Roads to recognize the transition between the two municipalities.

- 12. Victoria West School:** In response to feedback from School District 61, staff have revised the plan to show potential trail connections on the school field in a more conceptual manner, and to support potential expansion of out-of-school care services at Victoria West School.
- 13. Population Estimates:** In response to community feedback, a new sub-section on population and housing trends has been added to the plan's introduction.
- 14. Neighbourhood Visualization:** In response to community feedback for a comprehensive visualization of what Vic West could like in the future, staff have added a new map to show anticipated building heights in the neighbourhood. A more detailed visualization would require significant work to prepare accurately, and is outside the resources of the neighbourhood plan project.
- 15. Other Revisions:** In response to community feedback, staff have made a number of minor revisions for clarity, brevity, tone and detail throughout the plan. These are indicated in blue in the proposed plan.