

# Table of Contents

<b>PART 1 INTRODUCTION</b> .....	<b>9</b>	<b>7 Transportation and Mobility</b> .....	<b>55</b>
<b>1 Plan Overview</b> .....	<b>11</b>	Overview.....	55
A New Plan for a New Century .....	11	Broad Objectives.....	56
Plan Organization .....	12	Travel Mode Priority .....	56
<b>2 Purpose, Scope and Linkages</b> .....	<b>13</b>	Urban Thoroughfare Management .....	56
Overview.....	13	Parking Management .....	59
Scope .....	13	Public Transit .....	60
Plan Linkages .....	15	Walking, Cycling and Other Personal Mobility .....	62
<b>3 Vision, Values and Goals</b> .....	<b>16</b>	Coordinated Transportation Planning.....	66
Overview.....	16	Travel Mode Connectivity .....	66
Plan Values .....	18	Measuring Progress .....	67
Plan Goals .....	18	<b>8 Placemaking – Urban Design and Heritage</b> .....	<b>68</b>
<b>4 Context and Challenges</b> .....	<b>21</b>	Overview.....	68
Overview.....	21	Broad Objectives.....	69
Population Growth and Change .....	21	City Form .....	70
Policy Challenges.....	21	Harbour and Waterfront.....	70
Engagement in Plan Development.....	23	Corridors.....	73
<b>5 Regional Context Statement</b> .....	<b>24</b>	Areas and Districts .....	73
Overview .....	24	Centres, Villages and Nodes.....	73
Regional Growth Strategy Consistency.....	25	Streetscapes and Open Space.....	75
<b>PART 2 POLICY DIRECTIONS</b> .....	<b>31</b>	Buildings and Sites.....	76
<b>6 Land Management and Development</b> .....	<b>33</b>	Natural Features and Landscaping.....	76
Overview.....	33	<b>9 Parks and Recreation</b> .....	<b>78</b>
Broad Objectives.....	34	Overview.....	78
Place-Based Land Use Management .....	34	Broad Objectives.....	79
General Development Guidance.....	48	Parks and Open Spaces .....	79
Urban Core.....	48	Greenways.....	81
Town Centres and Urban Villages .....	49	Ecosystem Management in Parks .....	81
Urban and Traditional Residential .....	53	Access to Services and Facilities .....	81
Employment Lands.....	53	Facilities Planning.....	82
Working Harbour, Marine and Marine Industrial.....	53	Multiple Uses of Parks.....	82
Transit Corridor Planning .....	53	Measuring Progress .....	82
Measuring Progress .....	54		

**10 Environment..... 83**  
 Overview..... 83  
 Broad Objectives..... 84  
 Ecosystem Management ..... 84  
 Shoreline Ecosystems ..... 86  
 Fresh Water Ecosystems ..... 86  
 Urban Forest Management..... 86  
 Air, Noise and Light Pollution..... 87  
 Environmental Stewardship and Sustainability Education .... 87

**11 Infrastructure..... 88**  
 Overview..... 88  
 Broad Objectives..... 89  
 Infrastructure Assets Management ..... 89  
 Green Infrastructure Priority ..... 93  
 Water Supply Management..... 93  
 Waste Water Management ..... 93  
 Integrated Rainwater Management..... 93  
 Solid Waste Management..... 93

**12 Climate Change and Energy ..... 94**  
 Overview..... 94  
 Broad Objectives..... 95  
 Climate Change and Energy Resiliency..... 95  
 Sustainable Energy Principles..... 96  
 Energy Conservation and Efficiency ..... 97  
 Renewable Energy ..... 97  
 Building Performance ..... 97  
 Measuring Progress ..... 97

**13 Housing and Homelessness..... 98**  
 Overview..... 98  
 Broad Objectives..... 99  
 Housing Supply for Future Need ..... 100  
 Housing Affordability in General..... 101  
 Housing Diversity ..... 101  
 Transitional, Supported and Non-Market Rental Housing... 101  
 Market Rental Housing ..... 102  
 Ownership Housing..... 102  
 Addressing Homelessness..... 102

**14 Economy..... 103**  
 Overview..... 103  
 Broad Objectives..... 104  
 City Image ..... 104  
 Economic Development and Assets ..... 104  
 Community Economic Development ..... 105  
 Competitive Business Environment..... 108  
 Community Goods and Services..... 108  
 Government and Business Office..... 108  
 Tourism and Visitor Services..... 108  
 Marine Sectors..... 109  
 Advanced Technology..... 109  
 Health and Education..... 110  
 Measuring Progress ..... 110

**15 Community Well-being..... 111**  
 Overview..... 111  
 Broad Objectives..... 112  
 Social Equity ..... 112  
 Physical Accessibility ..... 112  
 Multigenerational Neighbourhoods ..... 113  
 Schools..... 113  
 Community Development ..... 113  
 Civic Engagement..... 114  
 Community Safety..... 114

**16 Arts and Culture..... 115**  
 Overview..... 115  
 Broad Objectives..... 116  
 Creative City ..... 116  
 Cultural Planning ..... 116  
 Public Art ..... 118  
 Facilities..... 118  
 Outdoor Venues..... 118  
 Commercial Space ..... 118

<b>17</b>	<b>Food Systems</b> .....	<b>119</b>	<b>21</b>	<b>Neighbourhood Directions</b> .....	<b>140</b>
	Overview .....	119		Overview .....	140
	Broad Objectives .....	120		Burnside .....	143
	Comprehensive Food System Planning .....	121		Downtown and Harris Green .....	145
	Urban Food Production .....	121		Fairfield .....	147
	Food Production on Private Land .....	121		Fernwood .....	149
	Food System Infrastructure .....	122		Gonzales .....	151
	Access to Food .....	122		Harbour .....	153
	Food Waste .....	122		Hillside-Quadra .....	155
	Measuring Progress .....	123		James Bay .....	157
<b>18</b>	<b>Emergency Management</b> .....	<b>124</b>		Jubilee .....	159
	Overview .....	124		North Park .....	161
	Broad Objectives .....	125		Oaklands .....	163
	Emergency Management .....	125		Rockland .....	165
	Disaster Resiliency and Planning .....	128		Victoria West .....	167
	Seismic Hazard Areas .....	128	<b>22</b>	<b>Adaptive Management</b> .....	<b>168</b>
	Emergency Services .....	128		Overview .....	168
	Emergency Preparedness .....	128		Broad Objectives .....	169
<b>PART 3</b>	<b>IMPLEMENTATION</b> .....	<b>129</b>		Adaptive Management Framework .....	169
				Planning Process .....	169
<b>19</b>	<b>Plan Administration</b> .....	<b>131</b>		Plan Implementation .....	169
	Overview .....	131		Plan Monitoring .....	170
	Broad Objectives .....	131		Plan Evaluation .....	170
	Plan Consistency .....	132		Plan Adjustment .....	170
	Official Community Plan Amendments .....	132	<b>23</b>	<b>Monitoring and Evaluation</b> .....	<b>171</b>
	Zoning Bylaw .....	132		Overview .....	171
	Density Bonus .....	132		Broad Objectives .....	172
	Development Approval Information Areas .....	133		Coordinated Monitoring and Evaluation Program .....	172
	Temporary Use Permit Areas .....	133		Targets and Indicators .....	172
	Development Permit Areas and			Data Collection, Analysis and Interpretation .....	172
	Heritage Conservation Areas .....	133		Reporting and Dissemination .....	172
				Adaptive Management .....	172
<b>20</b>	<b>Local Area Planning</b> .....	<b>134</b>			
	Overview .....	134			
	Broad Objectives .....	135			
	Plan Types, Scales and Phasing .....	136			
	Plan Content .....	138			
	Planning Process .....	139			
	Plan Amendments .....	139			

**PART 4 APPENDICES..... 173**

- A. Development Permit Areas and Heritage Conservation Areas ..... 175
- B. Glossary of Terms..... 274

**LIST OF MAPS**

Map 1: Victoria Metropolitan Area ..... 12

Map 2: Urban Place Designations..... 37

Map 3: Local Area Planning Priorities ..... 52

Map 4: Functional Street Classification ..... 58

Map 5: Victoria Region 25 Year Transit Future Plan..... 61

Map 6: Greenways Network ..... 63

Map 7: Cycling Network ..... 65

Map 8: Heritage Landmark Buildings..... 71

Map 9: Parks, Open Space and Recreational Facilities..... 80

Map 10: Ecological Assets ..... 85

Map 11: Water Main Network ..... 90

Map 12: Sanitary Sewer Main Network..... 91

Map 13: Stormwater Main and Natural Drainage Network..... 92

Map 14: Employment Lands..... 107

Map 15: Arts and Culture Facilities ..... 117

Map 16: Critical Infrastructure Facilities ..... 126

Map 17: Seismic Hazard ..... 127

Map 18: Neighbourhoods..... 141

Map 19: Burnside Neighbourhood..... 142

Map 20: Downtown and Harris Green Strategic Directions..... 144

Map 21: Fairfield Neighbourhood..... 146

Map 22: Fernwood Strategic Directions..... 148

Map 23: Gonzales Strategic Directions..... 150

Map 24: Harbour Strategic Directions..... 152

Map 25: Hillside-Quadra Strategic Directions ..... 154

Map 26: James Bay Strategic Directions ..... 156

Map 27: Jubilee Strategic Directions ..... 158

Map 28: North Park Strategic Directions..... 160

Map 29: Oaklands Strategic Directions..... 162

Map 30: Rockland Strategic Directions..... 164

Map 31: Victoria West..... 166

Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas..... 178

Map 32A: Composite Map of Attached Residential Development Permit Areas..... 179

Map 33: DPA 1 (HC): Core Historic ..... 180

Map 34: DPA 2 (HC): Core Business..... 184

Map 35: DPA 3 (HC): Core Mixed-Use Residential ..... 188

Map 36: DPA 4: Town Centres ..... 192

Map 37: DPA 4: Town Centre – Mayfair ..... 195

Map 38: DPA 4: Town Centre – Hillside ..... 195

Map 39: DPA 5: Large Urban Villages..... 196

Map 40: DPA 5: Large Urban Villages – Selkirk ..... 200

Map 40A: DPA 5: Large Urban Villages – Cecelia ..... 201

Map 41: DPA 5: Large Urban Villages – Westside Village ..... 202

Map 42: DPA 5: Large Urban Villages – James Bay Village ..... 202

Map 43: DPA 5: Large Urban Villages – Cook Street Village ..... 203

Map 44: DPA 5: Large Urban Villages – Stadacona Village..... 203

Map 45: DPA 5: Large Urban Villages – Jubilee Village ..... 204

Map 46: DPA 5: Large Urban Villages – Gorge at Irma ..... 205

Map 47: DPA 5: Large Urban Villages – Quadra Village..... 206

Map 48: DPA 6A: Small Urban Villages ..... 208

Map 48A: DPA 6A: Small Urban Villages - Oak Bay Avenue Village..... 211

Map 48B: DPA 6A: Small Urban Villages - Burnside at Harriet... 212

Map 48C: DPA 6A: Small Urban Villages: Craigflower Village and Catherine at Edward Village..... 213

Map 48D: DPA 6A: Small Urban Villages - Moss Street Village, Five Points Village, and Fairfield Plaza Village ..... 214

Map 49: DPA 6B (HC): Small Urban Villages Heritage ..... 216

Map 50: DPA 7A: Corridors ..... 218

Map 51: DPA 7A: Corridors – Fort Street and Oak Bay Avenue.. 221

Map 52: DPA 7A: Corridors – Hillside Avenue..... 221

## LIST OF MAPS, CONTINUED

Map 53: DPA 7A: Corridors – Douglas Street and Blanshard Street.....	222
Map 54: DPA 7A: Corridors – Gorge Road East.....	223
Map 55: DPA 7A: Corridors – Burnside Road .....	224
Map 56: DPA 7A: Corridors – Shelbourne Avenue.....	225
Map 56A: DPA 7A: Corridors – Esquimalt Road.....	226
Map 57: DPA 7B (HC): Corridors Heritage.....	228
Map 58: DPA 8: Victoria Arm – Gorge Waterway .....	232
Map 59: DPA 9 (HC): Inner Harbour.....	236
Map 60: DPA 10A: Rock Bay.....	240
Map 61: DPA 10B (HC): Rock Bay Heritage .....	242
Map 62: DPA 11: James Bay and Outer Harbour .....	246
Map 63: DPA 12 (HC): Legislative Precinct.....	248
Map 64: DPA 13: Core Songhees.....	252
Map 65: DPA 14: Cathedral Hill Precinct.....	256
Map 66: HCA 1: Traditional Residential.....	260
Map 67: HCA1: Traditional Residential – Battery Street .....	263
Map 68: HCA1: Traditional Residential – Avalon Huntington .....	263
Map 69: HCA1: Traditional Residential – Catherine Street North .....	264
Map 70: HCA1: Traditional Residential – St. Charles Street.....	264
Map 71: HCA1: Traditional Residential – Elora.....	265
Map 72: DPA 15C: Intensive Residential – Rockland.....	268
Map 73: DPA 15F: Intensive Residential - Attached Residential Development (Victoria West).....	272
Map 74: DPA 15F: Intensive Residential - Attached Residential Development (Fairfield).....	273

## LIST OF FIGURES

Figure 1: Plan Sections and OCP Requirements.....	14
Figure 2: City of Victoria Plan Linkages.....	15
Figure 3: Thirty Year Growth Management Concept .....	17
Figure 4: Plan Goals by Topic Area .....	19
Figure 5: Population Projections by Age Group to 2041 .....	21
Figure 6: Official Community Plan Engagement Process.....	23
Figure 7: Regional Growth Strategy Consistency.....	25
Figure 8: Urban Place Guidelines .....	38
Figure 9: Guidelines for Complete Town Centres and Urban Villages.....	50
Figure 9A: Guidelines for Complete Town Centres and Urban Villages – Conceptual Illustrations .....	51
Figure 10: Hierarchy of Transportation and Mobility Priorities.....	56
Figure 11: Walkable Urban Thoroughfare Guidelines .....	57
Figure 12: Victoria Heritage Thematic Framework .....	72
Figure 13: Street and Public Space Enclosure.....	74
Figure 14: Human Scale.....	75
Figure 15: Sustainable Energy Principles.....	96
Figure 16: The Housing Spectrum.....	100
Figure 17: Urban Place Designations – Economic Guidelines..	106
Figure 18: Sustainable Food System Cycle.....	120
Figure 19: The Four Pillars of Emergency Management .....	125
Figure 20: Local Area Planning Process .....	136
Figure 21: Local Area Plans and Initiatives .....	137
Figure 22: Adaptive Management Framework .....	169
Figure 23: Building Separation, Cathedral Hill Precinct.....	259
Figure 24: Building Orientation for Taller Buildings, Cathedral Hill Precinct .....	259