2025

CITY OF VICTORIA

Victoria 2050

Official Community Plan

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation.

Reflecting a Spirit of Reconciliation in the Way We Grow

The Songhees Nation and Xwsepsum Nation are descendants of the Lәk̓ʷәŋәn (Lekwungen) People and part the Coast Salish family. The Lekwungen People hunted and gathered in this area for thousands of years. They first settled in villages along the Camossung (renamed the Gorge waterway) more than 4,000 years ago. They have long been thoughtful stewards of the lands and waterways in and surrounding what is now Victoria.

Plan Summary

This is the City of Victoria's Official Community Plan. It charts a path forward to realize Vision 2050:

Victoria is a diverse, livable community anchored by a range of housing options, the prosperous urban core of British Columbia's capital region, and a global leader in the implementation of climate-forward urban infrastructure.

This plan is structured into four main parts and three schedules that support its implementation:

Part 1: Truth and Reconciliation

Centres Indigenous perspectives and commitments to reconciliation in the way Victoria grows and changes.

Part 2: Past, Present and Future

Describes Victoria's evolution and current context and defines a collective vision for the future.

Part 3: City Networks

Provides policy to guide key actions and decisions related to foundational elements of city building:

(1) Urban Form and Land Use

(2) Community Infrastructure

(3) Mobility Infrastructure

(4) Blue-Green Infrastructure

Part 4: People and Partnerships

Provides policy direction that guide actions, partnerships, collaboration and advocacy to shape a future that is equitable, climate-forward, resilient, sustainable and prosperous:

(5) Climate Forward City

(6) Welcoming, Equitable City

(7) Healthy, Safe and Resilient City

(8) Sustainable City

(9) Vibrant and Prosperous City

(10) A City that Speaks, Listens and Acts

Schedule A: Implementation

Provides direction on plan administration, process, interpretation and adaptive management.

Schedule B: Regional Context Statement

Demonstrates the plan's alignment with the Capital Regional District Regional Growth Strategy.

Schedule C: Development Permit Areas and Heritage Conservation Areas

Identifies and provides guidelines for development permit and heritage conservation areas throughout the city.

Schedule D: Maps

Contents

About this Plan

This Official Community Plan (OCP) charts a course for Victoria to address current and emerging urban challenges while honouring and enhancing the city's unique and historic character. Guided by principles of equity, liveability, resiliency and prosperity, this plan sets the vision and framework to balance growth with preservation, guiding the City's work, decisions and actions over the next three decades.

LEGISLATIVE CONTEXT AND PLAN AUTHORITY

Like most municipalities in British Columbia, the City of Victoria derives its authority from the Local Government Act which enables the City to prepare an Official Community Plan (OCP) to guide long-term growth and development over at least a 20-year horizon. Municipalities are required to review and update their OCPs every five years to stay responsive to current and future community needs.

OCPs establish broad goals aligned with community aspirations, regional directions and provincial requirements, providing a framework for land use, housing, transportation, infrastructure and public facilities. They must include strategies for addressing identified housing needs in the near and long term, set targets and policies for reducing greenhouse gas emissions and align growth with Provincially prescribed Transit-Oriented Areas (TOAs) to promote development that supports accessible, sustainable and efficient public transportation.

The OCP, as an adopted bylaw, carries significant legislative authority and is used to inform and shape regulatory tools like the zoning bylaw and land development policies. All Council decisions must align with the OCP, and other municipal bylaws are required to come into alignment over time to maintain consistency. Effective implementation relies on partnerships, collaboration and coordination between the City, other governments and community organizations.

A BRIEF HISTORY OF PLANNING IN VICTORIA

Victoria is renowned for its temperate climate, natural beauty, and leadership in sustainability. The area's early settlement patterns were shaped by First Nations, reflecting a deep connection to the land, seasonal cycles and sustainable resource management. Since its incorporation in 1862, Victoria has grown into a vibrant capital city known for its walkable neighbourhoods, historic architecture, thriving arts scene and dynamic economy.

The City of Victoria has been engaged in citywide planning for nearly 60 years, beginning with the 1965 Overall Plan, which sought to balance urban renewal with heritage preservation.

Victoria's citywide plans have since been updated roughly every decade to address emerging issues and align with regional objectives. The 1977 Community Plan was created in response to the 1974 Official Regional Plan. The subsequent 1986 OCP

introduced citywide goals for land use, transportation and parks, emphasizing stable neighbourhoods and a dynamic downtown core.

In 1995, the OCP incorporated new policies on social planning, environmental protection and the arts. The 2005 amendment included a Regional Context Statement aligning Victoria with the Capital Regional District's new Regional Growth Strategy. Most recently, the 2012 OCP introduced a vision for the city's sesquicentennial.

CONTEXT OF THIS UPDATE

Since the adoption of the 2012 OCP, Victoria grew to be a leader in housing, climate and transportation planning. Informed by topic specific planning processes and rich public engagements, Victorians' modern priorities for growth and change emerged, laying a strong foundation for future progress. This new OCP integrates the shared values and priorities identified through that decade of work. Looking forward to 2050, it charts a bold path forward with a framework for a resilient, thriving city – one that meets the needs of current residents and lays the groundwork for a more inclusive, sustainable and prosperous future.

This plan connects Victoria to a global movement toward sustainable and equitable urban development. Around the world, cities are tackling tough challenges like climate change, housing shortages and social inequities. Victoria's progress demonstrates that meaningful change is possible. By aligning with international urban planning trends, this OCP positions Victoria to address local challenges while inspiring others as a model for sustainable, resilient and inclusive cities. With a commitment to innovation and collaboration, Victoria will continue to be a leader.

This OCP builds on Victoria's strengths and envisions a future where Victoria doesn't just adapt but thrives.

How the OCP Works

Core Plan Content

This plan describes Victoria's evolution and current context, including a centring on truth and reconciliation. From that context, it defines a collective vision for the future and path forward.

Policies oriented to direct municipal authorities, are provided in the City Networks part of the plan, which provides direction on four key elements of city building: Urban Form and Land Use, Community, Mobility, and Blue-Green Infrastructure. Collectively, these integrated networks serve as the high-level land management directions that will guide the City's decisions, investments and initiatives toward the Vision 2050.

Policy actions that require partnership, collaboration or advocacy are provided in the People and Partnerships part of the plan. These policy sections provide direction to work together to shape a City that is equitable, climate-forward, resilient, sustainable and prosperous. They ensure that Victoria is a community that speaks, listens and acts on behalf of its shared values.

Implementation and Adaptive Management

While the OCP provides a steady vision and a long-term roadmap for Victoria's growth and development, it is not a static document. It is a working, living document, used to guide daily City decisions as described in the schedules that map out its implementation.

The plan is also designed to be dynamic – reviewed and updated every five years – enabling the City to stay agile and responsive as we move forward. This Adaptive Management approach keeps the OCP relevant over time. Adaptive management involves monitoring progress through key indicators, regularly evaluating outcomes and adjusting policies as needed. Periodic reviews of the monitoring program help refine the plan, allowing it to adapt to emerging trends, challenges and opportunities.

All updates to the OCP are informed by consultation, including with community members, as well as technical analysis and best practices.

OCP in the Context of Other Policy

The OCP serves as a cornerstone of the City's policy framework, providing overarching guidance for planning and decision-making across municipal activities. Its 30-year outlook shapes the development and implementation of a wide range of plans and policies, ensuring alignment with the City's vision and goals.

The OCP informs Council's Strategic Plan, which outlines the priorities and initiatives for each Council term, and the Corporate Plan, which focuses on the City's business operations and service delivery over a four-year timeframe. These regularly updated plans operate within the broader vision established by the OCP, ensuring that short-term actions and investments contribute to long-term objectives.

In addition, the OCP provides a foundation for subject-specific master plans and strategies addressing topics like housing, climate, mobility and community wellbeing. These targeted plans translate the OCP's high-level goals into actionable policies and programs. The OCP also guides the City's spending and regulatory authority, ensuring alignment with its long-term objectives.

How To Use this Plan

The primary purpose of this OCP is to provide a clear, consistent but adaptable framework for decision-making, benefiting everyone from residents to policy makers and decision makers. Understanding how to navigate and apply the plan ensures it is effectively utilized as a living document that reflects the evolving priorities of our city. Different users may refer to the plan in a variety of circumstances.

Community Members

The OCP reflects community priorities about how Victoria will grow and change. It is a valuable reference for understanding the future vision of the city and how your home, business or neighbourhood fits into that vision. It can help guide community groups and organizations in playing a role to realize that vision and reflect shared objectives for equity, livability and sustainability.

Builders, Developers and Investors

Victoria's homes and businesses are not constructed or established by the City, but by builders, developers, investors and entrepreneurs who submit their plans and proposals to the City for approval. The OCP provides foundational urban form and land use guidance as well as development and heritage conservation guidelines, for planning and submitting projects for consideration. It identifies areas designated for specific land uses, such as residential or commercial, and ensures compliance with density, urban design and environmental standards.

The City

Acting as a foundational document, the OCP informs Council decisions on policies, bylaws, investments and other City actions. The City uses the OCP to inform work programs, prioritize capital investments and plan operational activities in alignment with the City's long-term goals.

Monitoring and Adapting

This plan recognizes that context and circumstance can change, that new ideas can emerge, and that people's needs may shift in ways that could not be predicted. While the OCP provides a long-term vision for Victoria's future, it also provides space and direction to track progress, monitor context and adjust polices and actions to meet that vision.

PART 2

Truth and Reconciliation

REFLECTING A SPIRIT OF RECONCILIATION IN THE WAY WE GROW

This part of the plan guides how Victoria will reflect a spirit of Truth and Reconciliation in growth and change management. In 2017, the City of Victoria began a journey of Truth and Reconciliation. The continuation of this journey is crucial to the realization of Vision 2050 – it is guided by this section and reflected throughout the plan.

Lək̓ʷəŋən History and Culture

Natural harbours and rich resources made the area now known as Victoria an ideal trading centre for a diversity of First Peoples. For millennia, the Lək̓ʷəŋən (Lekwungen) People carefully managed these lands and waterways, and knowledgeably cultivated community with their rich natural resources. They commonly used the waterways for trade and transport. Thoughtful land and water management practices were part of Lekwungen culture.

Footprints of traditional land use can be found throughout the greater community today, inseparable from the lives, customs, art and culture of those who have lived here since the beginning. The hills, creeks, and marshlands shaped the growth of the city of Victoria and the traditions that were born here carry on through First Nation communities today.

Colonial Settlement and Impact

In the 19th century, it was the practice of Britain to extinguish the proprietary rights of local Indigenous peoples prior to giving land title to new settlers. The Chief Factor of Hudson's Bay Company, James Douglas (eventually the Governor of the Colony) played a pivotal role in this effort on Vancouver Island. Between 1850 and 1854, Douglas negotiated 14 treaties with several First Nations on Vancouver Island which came to be known as the Douglas Treaties. The treaties stretch over 927 square kilometers of land around greater Victoria and up to Nanaimo and Port Hardy. The signatories to these treaties include the ancestors of the Xwsepsum Nation and the Songhees Nation.

The text of the treaties, signed six generations ago, contains a surrender of First Nation land in return for compensation and some protection of Indigenous villages, fields, fishing and hunting rights. The treaties were signed during a period of severe Indigenous cultural destruction, including abrupt population decline due to the arrival of foreign diseases. The text of the treaties, which has been cited and contested in legal proceedings, conflicts with some of the oral histories provided by the signatories' decedents.

In the 20th century, efforts to assimilate continued to devastate First Nation communities and cultures, including through the forced removal of children to attend residential schools. The widespread abuse suffered, lives lost and generational impact of those schools is recognized by the Truth and Reconciliation Commission of Canada (TRC), whose mandate is to inform all Canadians about what happened in residential schools. The stories of those who were and continue to be impacted by these assimilation efforts are an important part of Victoria's journey of truth toward reconciliation.

In 2019, the Province of British Columbia Declaration on the Rights of Indigenous Peoples Act (Declaration Act) received Royal Assent. The Declaration Act establishes the United Nations Declaration on the Rights of Indigenous Peoples as the Province's framework for reconciliation.

The Songhees Nation Today

Today, the Songhees Nation has approximately 600 members, half of which reside on Songhees Reserve #1A. This reserve is 60 hectares of fully developed residential and commercial land located adjacent to the Township of Esquimalt and the Town of View Royal.

The Songhees community is comprised of five main families and several smaller families descended from the Lekwungen speaking signatories of the Douglas Treaties. Traditional governance is by consensus among extended family heads, guided by their families. Today, the community is still guided by consensus represented by advisory committees, focus groups and an elected Chief and Council. Referendums and ratification votes are held for important community decisions.

Songhees Nation has a vision for a "healthy, self-reliant, progressive community that honours tradition and culture and invests in future generations" through good governance, delivering programs and pursuing projects and initiatives for the benefit of the Songhees People.

The Xwsepsum Nation Today

Xwsepsum (also written Kosapsum) is the traditional name of the Esquimalt Nation, located on the water of Esquimalt Harbour. As an urban nation, it has limited land, water and resources, and a reserve area of approximately 19 hectares. In 2020, the on-reserve population was estimated at 171 members, while the number of off-reserve members is estimated at 165.

The Nation runs health, social development, educational and recreational programs for its members. In 2019, Esquimalt Nation adopted an Election Code, and the first ever Chief and Council election occurred.

In 2020, the Esquimalt Nation prepared a Comprehensive Community Plan which is rooted in "The Sacred Trust" held by the members of the Nation. The Sacred Trust has been transmitted through oral teachings that articulate a set of Natural Laws. The Sacred Trust determines the relationships between natural resources, the community and the cultural and spiritual path of the Nation. It guides decisions by considering seven generations before and after today.

Victoria's Larger Indigenous Community

The Métis Nation Today

In addition to First Nations and Inuit, Métis are one of three legally recognized Indigenous peoples in Canada. Métis have a shared history and culture, derived from European and Indigenous ancestry. Their historical homelands extend into parts of British Columbia. A person who identifies as Métis, who is the direct descendant of an Indigenous and European couple, and who can prove Métis ancestry is eligible for Métis citizenship.

The Métis Nation of British Columbia is the Governing Nation for thirty-nine Métis Chartered Communities in British Columbia, including Greater Victoria. Approximately 6,500 people in the Capital Regional District identified as Métis in the 2021 Census.

The Métis Nation of Greater Victoria was established in 1990 as the local organization representing Métis People in the Capital Regional District. The organization is run by a volunteer board and provides services, events, and representation for the Métis community in the Capital Region and works to reestablish and strengthen family, community, and cultural ties for Métis people. The organization had more than 1,400 members as of 2021.

Victoria's Urban Indigenous Community

Most Indigenous people in British Columbia live outside of the geographic reserve boundaries of First Nations. In the 2021 Census, 4,360 people in Victoria identified as Indigenous, inclusive of First Nation, Métis and Inuit identified people. Indigenous community members represent about five per cent of the city's population.

Several Indigenous-led businesses, organizations and community groups contribute to the wellbeing and prosperity of not just the urban Indigenous community, but to all of Victoria and the greater region.

Values of Reconciliation

In 2015, Canada's Truth and Reconciliation Commission (TRC) released 94 Calls to Action, five of which they believe may be within the authority of a municipal government related to: the UNDRIP framework; repudiation of concepts related to European sovereignty; historical education and intercultural competency; recognition and remembrance of residential schools; and sharing of records related to the legacy of residential schools. In 2019, the Province of British Columbia enacted the Declaration on the Rights of Indigenous People, becoming the first jurisdiction in Canada to formally adopt the internationally recognized standards.

In 2017, the City of Victoria began its own journey of Truth and Reconciliation, informed by the TRC Calls to Action. This journey has involved the Lekwungen peoples, the Songhees Nation and Xwsepsum Nation. The journey began with a series of programs and dialogues that resulted in Victoria's 32 Calls to Action which are underway.

The City's journey continues to evolve toward modern, meaningful acts of reconciliation and ongoing efforts to acknowledge and reflect Indigenous histories, cultures and values. This journey has shaped the following Values of Reconciliation for this plan to inform Victoria's growth and evolution in the coming decades:

- **Respect the Right to Self-determination.** Acknowledge the constitutionally protected rights, Aboriginal title, and interests within the First Nations' unceeded territory. Respect modern Indigenous values and principles related to community development in support of innovation, resilience and inclusivity.

- **Learn, Heal and Grow Together.** Support reconciliation actions that help to restore and share the cultural, economic and social foundations of First Nations and Indigenous people, preserving heritage and fostering a future where communities can thrive together.

- **Acknowledge Generations Before and Plan for Generations to Come.** Support reconciliation through meaningful actions and decisions that honour the past, address present needs and secure a sustainable, prosperous future for centuries to come.

- **Decolonize Victoria's Culture and Governance.** Work collaboratively with First Nations to understand and identify opportunities to reflect Indigenous practices in planning and City decisions, including by working to dismantle systems and procedures that contribute to inequities today.

Vision 2050 Reconciliation Actions

Advancing Reconciliation in Land Use Decisions

Ensure relevant and respectful engagement with First Nations in land use decisions by which they may be affected. Collaborate meaningfully on Indigenous-led land use and development opportunities to align objectives, advance long-term reconciliation and ensure strong, ongoing relationships, including by considering departures from the Urban Structure guidance in this plan (see Urban Form and Land Use Section). Where departures from the envisioned urban form and land use are considered, ensure they meaningfully support long-term reconciliation and meet the needs of the Songhees Nation, the Xwsepsum Nation or the urban Indigenous community, in addition to broader community need. In these collaborations, honour, respect and seek to include diverse expertise rooted in different cultural value systems.

Reflecting First Nations Culture in Victoria's Urban Form and Structure

Guided by the Songhees and Xwsepsum Nations and respecting their protocols, work to reflect the Indigenous community that is here today, was here generations before and will be here for generations to come, including through:

- Inclusion of traditional languages in the public realm and public spaces.
- Reflection of both tangible and intangible Indigenous heritage in the public realm.
- Public art and cultural assets by, for and representing of Indigenous communities.
- Programming that helps to retain and celebrate Indigenous culture and values.
- Partnerships and actions that demonstrate leadership in forward-thinking reconciliation.

Supporting Economic Reconciliation

Support and uphold the self-directed economic vision of First Nations and Indigenous Peoples in the Greater Victoria area. Seek to reduce barriers to Indigenous economic prosperity and support Indigenous economic development. Promote Indigenous economic leadership and foster meaningful partnerships and collaboration between for shared prosperity and a modern, resilient local economy.

Understanding Indigenous Land and Water Management

Acknowledge and continue to learn about the unique perspectives, values, knowledge and rights First Nations have in relation to local land and waterways. Seek to understand the practices that contributed to ecosystem conservation over millennia and collaboratively identify opportunities to braid Indigenous knowledge systems with Western science in the preservation and enhancement of natural assets and in support of a climate forward city.

Welcoming and Inclusive of Urban Indigenous Communities

Support opportunities that contribute to a sense of safety and belonging for Victoria's urban Indigenous community. Improve opportunities for meaningful engagement in and contribution to civic decisions. Support residential and commercial development that provides safe, comfortable housing that meets Indigenous household needs and opportunities for Indigenous economic prosperity.

PART 2

Victoria's Past, Present and Future

WHERE WE ARE AND WHERE WE'RE HEADED

This part of the plan describes Victoria's history and context and articulates a vision for the coming decades and beyond. It describes the values and collective identity that informed Vision 2050. It illustrates what we know about the future – what we need to plan for, and where we want to be – and charts a path forward with five big moves.

Our Context

Pacific Gateway

Victoria's strategic location on the Pacific Rim positions it as a key player in the Pacific Gateway, connecting Canada to global markets through high-value and niche industries such as health informatics, aerospace and green technology. With a strong focus on innovation and sustainability, the city is building partnerships to foster creative industries in marine technology and sustainable ocean practices, aligning with global efforts to promote the blue economy and leadership in coastal sustainable urbanism.

Provincial Capital

As the capital city of British Columbia, Victoria serves as the administrative and political hub of the province, contributing to a dynamic, thriving economy. Through collaboration, action and connections, city both hosts and reflects provincial priorities related to sustainability, reconciliation and innovation.

Regional Urban Core

Victoria serves as the economic engine of the Capital Region. As the region's downtown, it is a focal point for commerce, arts and culture, attracting workers, residents and visitors to its dynamic urban core. Victoria's urban appeal and amenities are complemented by its leadership in creating a sustainable, resilient and vibrant regional economy.

City History

Since time immemorial, the Lekwungen call what is now Victoria and area home

1843
The Hudson's Bay Company establishes Fort Victoria

City of Victoria Archives

1852
First survey of Victoria townsite

1858
Fraser River fold rush turns Victoria into a boom town and spurs the establishment of Chinatown

City of Victoria Archives

Beacon Hill Park created (1858)

City of Victoria Archives

1862
The City is incorporated and first bylaw prohibits wooden buildings above one storey downtown

1866
The first City water pipes are laid

1868
Victoria becomes the Capital of British Columbia

1878
Old City Hall is Built

City of Victoria Archives

1883
First electric street lighting

1890
Electric streetcar service begins

1892
City starts permit system for water and sewer hookups

1911
Songhees Nation removed from their first reserve in Victoria West

1922
Direction of travel on City streets switches from the left to the right

1924
Johnson Street Bridge, also known as the Blue Bridge, officially opens

1927
The City's first zoning bylaw is implemented

City of Victoria Archives

1937

First installation of hanging flower baskets on cluster lights

City of Victoria Archives

1948

Electric streetcar system is either removed or paved over

City of Victoria Archives

1967

Blanshard Street extension displaces many residents in the Hillside-Quadra neighbourhood

City of Victoria

1986

The City adopts the first Official Community Plan

1996

Chinatown becomes National Historic Site

2018

New Johnson Street Bridge opens

1935

Federal Dominion Housing Act incentivizes the construction of affordable homes in empty and subdivided lots throughout the city

1940

Federal government imposes rent controls

1942

Wartime Housing Ltd created by federal government, takes out permits for 100 homes to be constructed for shipyard workers in James Bay

1945

Veterans' housing program begins

State of emergency declared for housing shortage in Victoria and all residences placed under Administrator of Emergency Shelter by the federal government

1958

The City hires first planner

1959

The City begins design and development of Centennial Square

City of Victoria   Archives

1974

The City passes its first heritage designation bylaws

1995

The City creates first dedicated bike lanes on Blanshard Street

1998

The City creates Tree Protection Program

2023

The City amongst first ten municipalities required by Province to meet housing targets amidst a suite of new Provincial legislation including changes to zoning and OCP processes (Bills 16, 43, 44, 46, 47).

Victoria's Heritage Framework

Heritage, at its core, is a reflection of community values and identity. Important but select components of Victoria's history have been embraced and nurtured in the preservation of certain features of its built form. However, other elements of Victoria's history and identity, including Indigenous, inter-cultural and diverse community histories have been lost or hidden.

This plan supports ongoing efforts to preserve long valued histories, restore or reflect lost histories and celebrate Victoria's evolving identity in new ways. The heritage vision and framework in this section are used to guide polices throughout this plan, as well as new or updated City programs and directions.

Human Settlement

From the stewardship of First Nations and diverse cultural origins to a pioneer city that grew-up around the streetcar. Victoria builds on settlement patterns of the past for climate forward, equitable growth.

Gateway Economy

Victoria is a harbour city with a working waterfront that goes back millennia, a frontier boom town with a natural resource base. It continues to embrace a sustainable and innovative economy based on its coastal and geographic advantages, attracting diverse residents and visitors.

Capital City

Victoria's historic and ongoing role as a capital city has shaped the community. From the buildings, institutions and infrastructure located here to the protocols and ceremonies that reflect values of democracy and inclusion, to the people who call the city home, this facet of Victoria's identity has and will be a driver of change and development.

City of Communities

The network of local villages and institutions around which communities organically developed and fostered a strong sense of identity and wellbeing is an enduring, beloved feature of the city and will be key in guiding equitable, sustainable community-centred growth.

Cultural Exchange

Intellectual, artistic and cultural practices are an important avenue for community formation and wellbeing, identity and expression. Victoria has always enjoyed a vibrant, diverse and creative community, which has and will continue to shape the city in tangible and intangible ways.

In 2050, Victoria will be a vibrant community where high quality, new buildings and conserved heritage buildings exist side by side throughout the city, and members of the community feel that the things they identify with and value about this place are recognized, celebrated and communicated to all.

Core Values

Cities, by their nature, are ever-changing. As Victoria's urban form and infrastructure transition and evolve to meet changing needs, so too will its identity. This evolution creates an opportunity to expand what is celebrated in the city and to better reflect the values and full diversity of the community. A clear articulation of community values helps to manage change in a sustainable, community-centred way and reflect Victoria's evolving identity.

This plan was informed by community feedback which helped to shape the vision, policies and City actions in subsequent sections. Core values emerged as the foundation for Victoria's collective identity which are considered, embraced and reflected in decisions and actions guided by this plan.

Five core values, shaped by the community, speak to Victoria's identity and serve as a foundation for this plan

Climate Forward Living

Victoria is a coastal city that has long been a leader in sustainable growth and development. The community continues to demonstrate a dedication to low carbon lifestyles, ecological integrity and meaningful preparation for climate impacts.

Welcoming and Inclusive City

Victorians respect the traditional territories on which they reside. They value the diverse cultures from which the city in its current form has emerged. The community welcomes new cultures and traditions while uplifting diverse voices and identities.

Industrious, Innovative and Creative Economy

Victoria has a skilled workforce that advances strong and diverse economic sectors through innovation and creativity. Arts and culture are celebrated and growing, shaping a unique and magnetic cultural identity.

Compassionate, Equitable Community

Victorians see one another and care about the wellbeing of their neighbours and the broader community. They value opportunities to empower all voices, address inequalities and support those in need.

Dynamic, Resilient and Collaborative

Victorians are resilient and collaborative, ready to adapt to a quickly changing world while remaining steadfast to core values.

Vision 2050

Over the next three decades, the City of Victoria will thoughtfully and intentionally navigate difficult trade-offs in pursuit of the following vision:

Victoria is a diverse, livable community anchored by a range of housing options, the prosperous urban core of British Columbia's capital region, and a global leader in the implementation of climate-forward urban infrastructure.

Welcoming and inclusive of all ages, lifestyles, incomes, and backgrounds.	**Healthy, safe and enjoyable spaces to live, work and play.**	**Housing options across the housing continuum in all areas of the city.**
Future-ready, resilient economy that leverages regional strengths and emphasizes local wellbeing.	**Pro-actively reducing emissions and preparing for the impacts of climate change.**	**The built and natural infrastructure that provides critical services for our community.**

Partners in Vision 2050

Vision 2050 is for the entire community of Victoria. The City of Victoria, as the local government, plays an important role in articulating this vision and implementing it through its authorities as a municipality. However, several other governments, organizations and community groups are partners in working toward that vision.

Partners have differing authorities, mandates and abilities to support actions towards Vision 2050. Throughout this plan, partners are identified based on specific polices or topic areas. Underpinning all of the many actors in the work ahead, is the community itself.

GOVERNMENT AND AUTHORITIES
Such as First Nations, Federal, Provincial, and Regional Governments, school districts and health authorities

SOCIAL SERVING FOR PROFITS
Such as childcare, cultural and social service enterprises

COMMUNITY MEMBERS

NON-PROFIT ACTORS
Such as social organizations, community groups and non-profit housing providers

MARKET ACTORS
Such as local businesses, builders and developers

Goal Posts: Getting to Vision 2050

The first step in realizing Vision 2050 is forecasting future needs. Like most cities in Canada, Victoria's population is anticipated to grow, which will result in new demand for housing and employment spaces. Meanwhile, there is an outstanding need in the city's housing stock today. As Victoria grows and evolves to meet the needs of current and future residents, it must also consider how that growth will contribute to greenhouse gas emissions and climate change.

This section outlines projected population growth and sets goal posts to meet future need for a diverse, equitable and prosperous city. Low-carbon, climate-forward growth is a central tenet of this plan. As such, this section also sets greenhouse gas emissions targets for the coming decades.

POPULATION AND HOUSING GROWTH

The legislative authority to create this plan requires that it identify and accommodate 5-year and 20-year housing needs based on projected population growth and needs that exist in the community today.

In 2021, Victoria's population was approximately 94,900. By 2041, the population is anticipated to be approximately 125,800. As reflected below in **Figure 1: Projected Population Growth**, by 2050, the City estimates its population will reach 142,000.

Figure 1: Projected Population Growth
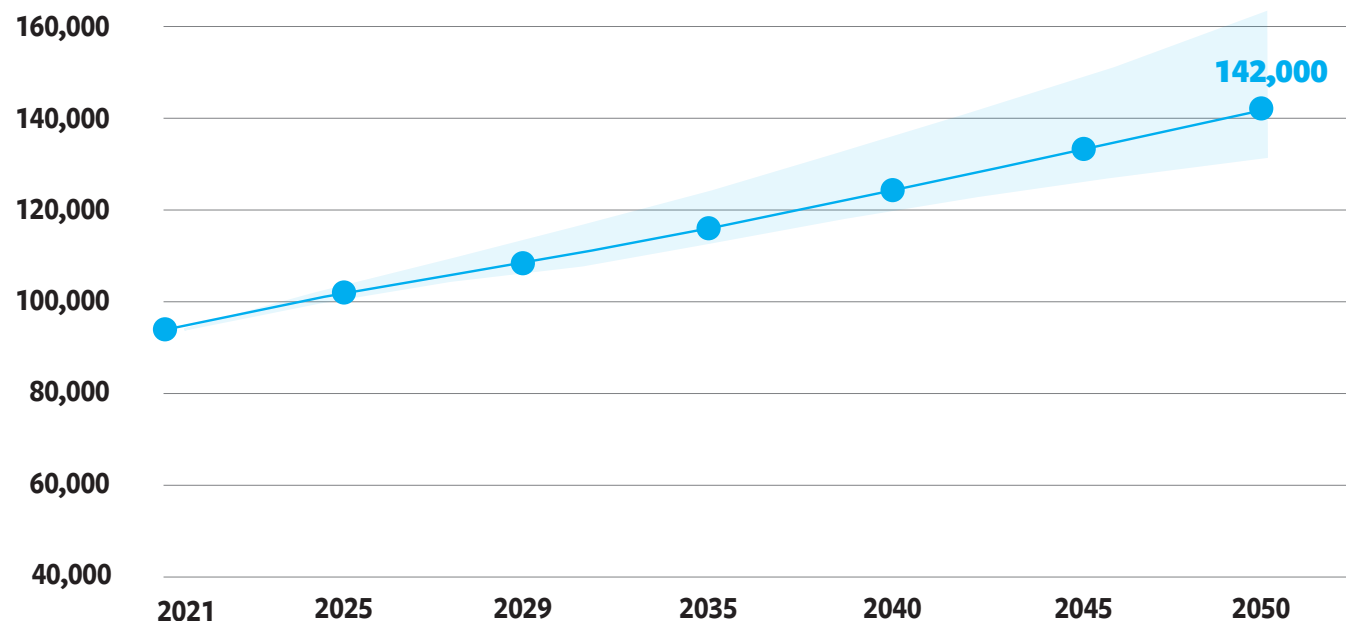
Victoria Population Growth Projections (2021-2049)

HOUSING NEED

Between 2021 and 2041, population growth would result in the formation of approximately 17,725 new households. This growth includes people living here today who will come of age and form households, as well as those who move to the city from elsewhere.

Additional housing capacity is required to accommodate housing needs that have gone unmet, referred to as latent demand. Latent demand is reflected in trends and indicators like historically low rental vacancy rates, overcrowded homes and suppressed household formation. In 2021, there were an estimated 8,879 units of latent demand in Victoria.

Combined, latent demand and household growth result in a total need of 26,604 new units between 2021 and 2041 that this plan must accommodate. Looking out to 2050, this need is anticipated to rise to approximately 34,600 new units, which future iterations of this plan will need to consider.

The form and tenure of housing that the City chooses to enable and encourage will influence who can and who chooses to live in Victoria in the future. Family-friendly housing may support more families to stay in the city, while more rental housing may support people with a diversity of jobs and incomes. The desire for a diverse and inclusive city is reflected below in **Figure 2: Housing Needs and Goal Posts**.

Figure 2: Housing Needs and Goal Posts

	5-year Housing Need (2021–2026)	20-year Housing Need (2021–2041)	Anticipated 30-year Housing Need (2021–2051)
Net New Homes	**8,254**	**26,604**	**34,600**
Targeted Share of Rental Units (targeting 65% secured rental units)	5,365	17,293	22,490
Targeted Share of Family Units (targeting 17% 3+ bedroom units)	1,403	4,523	5,882

EMPLOYMENT GROWTH

Victoria is forecast to add **between 19,000 and 40,000 new jobs by 2050** in key employment sectors such as professional, scientific and technical services, health care, social assistance, accommodation and food services. This growth translates to a demand for between 1.6 and 4.3 million square feet of new general employment space in the coming decades. Many of these emerging sectors will also require traditional or light industrial spaces. Meanwhile, Victoria and the Capital region continue to have some of the lowest industrial vacancy rates and highest lease rates in Canada, highlighting the importance of protecting the limited supply of industrial lands in the city and region.

The protection, intensification and enhancement of Victoria's employment lands is crucial for economic health and resilience. The nature of office and industrial space needs continues to evolve in the context of shifting remote work trends and new technologies and practices. As such, the City's approach to employment lands must be flexible, adaptable and responsive to market opportunities.

CLIMATE GOAL POSTS

Climate change is one of the greatest challenges that we face today, and the impacts are already being felt in Victoria. Greenhouse gas emissions must be rapidly and aggressively cut before weather extremes worsen. Responding to the threat of climate change by mitigating greenhouse gas emissions has become an increasingly high priority for cities, including Victoria.

Cities are central to climate action – urban activities are both sources of greenhouse gas emissions (with transportation and building sectors being among the largest contributors) and the localized sites where climate impacts (such as extreme heat or precipitation) can be felt. In 2019, Victoria declared a climate emergency, promising to take accelerated action on climate change.

The legislative authority to create this plan requires that it set targets for the reduction of greenhouse gas emissions in the city.

The City of Victoria is committed to achieving the following greenhouse gas emission reduction targets

Achieve net zero greenhouse gas emissions by 2050.

Transition to 100% renewable energy by 2050.

Achieve 50% reduction in greenhouse gas emissions by 2030*.

*from 2007 levels

Five Big Moves Toward Vision 2050

1 | ## Embracing a New Urban Form

This plan builds upon the many strengths in Victoria's built form. Strengths that grew from the activities and settlement patterns of the Lekwungen peoples, to the historic working harbour and a network of community villages that grew up around the streetcar. The plan retains the strong and historic downtown core and the network of villages that have contributed to Victoria's enviable complete communities. It enhances that network with new, denser nodes near affordable, low carbon mobility options. It makes way for diverse forms of compact housing and business in between, creating more options for more people to live, work and stay in the city, even as their needs evolve.
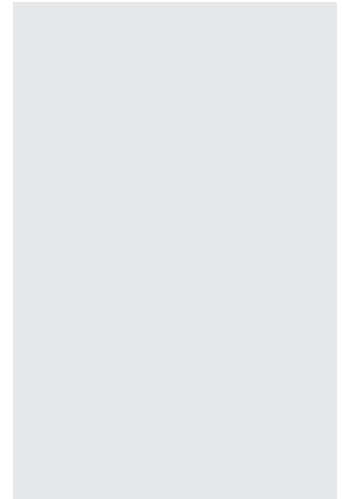
2 | ## Climate Forward City Building

Climate action – both reducing emissions and adapting to a changing climate – is a cornerstone of this plan. The envisioned Urban Form and Land Use emphasize low carbon growth – development that is built and designed to limit emissions from construction to operation to end-of-life. It facilitates low carbon lifestyles with diverse, affordable mobility options, compact, complete communities, and the foundations for sustainable living. It prioritizes environmentally responsive infrastructure and development designed to be resilient to climate impacts.
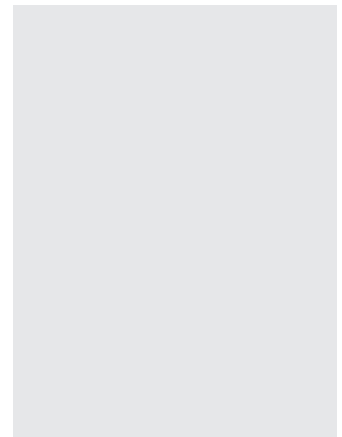
**3** | ## Functional, Connected Green Spaces

This plan recognizes that natural assets are foundational city infrastructure – trees, healthy waterways, and diverse ecosystems are necessary to public health and wellbeing in an urban environment. The built form envisioned in residential areas facilitates, over time, Victoria's version of a perimeter block – a pattern that maintains green space and tree-growing area on the interior of a block, even as the built form intensifies. The plan introduces mechanisms for expanding functional green space in the public realm as well, including through linear parkways – connected, park like experiences on streets that integrate green infrastructure and improve the public realm.
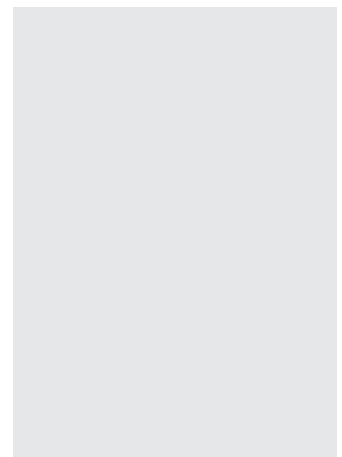
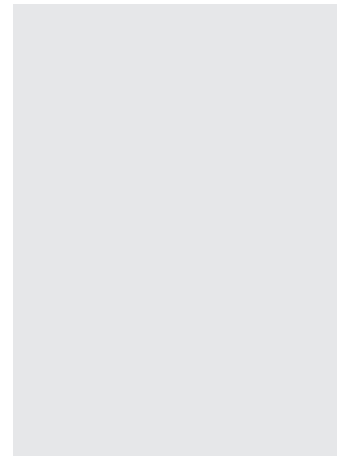## 4 | Strong Community Infrastructure

A healthy, flourishing community relies on strong community infrastructure. Infrastructure includes pipes that bring clean drinking water or convey waste, electricity that heats our homes and trees that cool the city and purify the air. It also includes the public facilities and social systems that keep people safe, well and thriving. This plan seeks to ensure sustainable, equitable delivery of community infrastructure as Victoria grows and urbanizes. It sets forth an approach that maximizes the function and accessibility of the City's limited public spaces – including the City's streets – to serve the greatest number of people. It enables innovative approaches to meeting local community need, including through public, private partnerships and more regional and inter-jurisdictional collaboration.
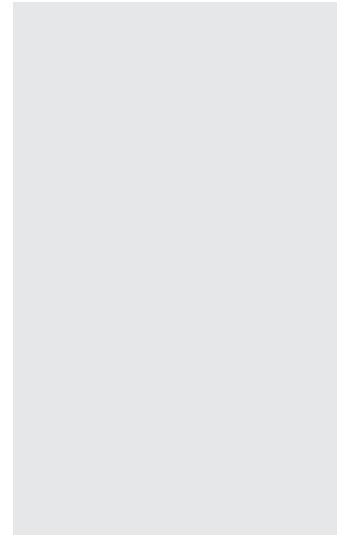
5 | Prosperous, Progressive Economy

Victoria will continue to build on its competitive advantages as a coastal city with a deep water harbour. This plan provides a land use framework and strategic directions to increase innovation and economic opportunity by preserving important employment lands and encouraging the innovative use of them. It provides direction to be adaptable and flexible in an ever evolving and sometimes rapidly shifting economic landscape. It creates new opportunities for entrepreneurship and business development throughout the city, with more options to work close to home and meet daily community needs.

PART 3

City Networks

GUIDING GROWTH AND CHANGE FOR GOOD CITY BUILDING

This part of the plan provides direction for four key elements of city building: Urban Form and Land Use, Community, Mobility and Blue Green Infrastructure. Collectively, these integrated city networks serve as the high-level land management tools that will guide the City's decisions, investments and initiatives toward Vision 2050.

Transitioning Urban Forms and Uses

Today, Victoria is anchored by a thriving urban core with a mix of modern tall building forms and preserved heritage assets. Outside of the core, local communities benefit from a long-standing network of village nodes with low scale commercial and community serving uses. In between, throughout much of the city, there are single family residences that have increasingly embraced light infill such as secondary suites, garden suites and house conversions, with pockets of more intensive residential.

Layer 1: Urban Form and Land Use

In the coming decades, Victoria will begin to transition its urban form to realize Vision 2050:

In the Downtown Core, redevelopment will continue to preserve and complement Victoria's Working Harbour and historic districts. Change will emphasize diverse housing and employment, placemaking, cultural programming, the provision of public space. Employment lands will be preserved and intensified for economic resiliency and innovation, supporting in the region's economic core.

Outside of the Downtown Core, Town Centres will evolve as major inter-municipal nodes that support high-quality, low carbon living and mobility. Victoria's historic network of Community and Local Villages will be nurtured through thoughtful and strategic redevelopment, as well as continued placemaking and public realm improvements so these special areas can continue to serve the local community while enhancing what makes them unique.

Elsewhere, new, livable housing options will emerge as residential areas transition, over time, away from single family forms to more diverse infill and more intensive apartment forms, supported not just by the historic network of villages but also by new small-scale commercial corners in between.

Classic principles of good urban design will support a mix of high-quality public, semi-private and private spaces. Directions for climate forward growth support climate objectives while equitably growing to meet future need. Policies informed by current understanding of housing and employment needs help to ensure homes built serve the community in the long term and that working lands are viable for anticipated sectors and current and emerging needs. Clear but flexible land use and development policies support the envisioned urban structure concept – Victoria's growth management plan.

Transitioning Urban Infrastructure

As the City supports a transition of Victoria's urban form, it must also support essential urban functions in the context of population growth and environmental, societal and economic uncertainty. The City's Community, Mobility and Blue Green Networks support a transition toward modern, climate-forward urban infrastructure.
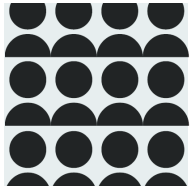
Layer 2: Community Infrastructure Networks

Robust community infrastructure – from vibrant activity nodes to urban parks to cultural facilities to pipes underground – is the foundation of a healthy, happy and thriving city. A strong and integrated system of community infrastructure is important today and will become increasingly important in the future.

As Victoria's population grows and changes, residents will have new and unique needs. Strong, suitable and adaptable community infrastructure is needed to support residents in a future where climate, societal and economic shocks are anticipated more often.

Community objectives support vibrant nodes of local activity that create opportunities for social connection and economic development; high quality public, community and cultural spaces support wellbeing, equity and prosperity; and sustainable management of public assets.

- **Villages and Centres** provide daily services and amenities, offer opportunities for planned and spontaneous social connection and anchor Mobility Hubs.

- **Urban Parks** support community and individual wellbeing and contribute to Blue-Green Network objectives.

- **Linear Parkways** create new active transportation connections and opportunities for street parks and plazas.

- **Community, Cultural and Civic Spaces** that support Victoria's economy and vibrancy and enrich resident's lives.

Layer 3: Mobility Infrastructure Networks

Urban transportation can have profound effects on access, inclusion, quality of life and cost of living - the combined expenses paid for housing and transportation represent the greatest cost burden for most households. Transportation plays a vital role in connecting people, fostering social connections and contributing to the identity of the city.

As Victoria grows, the need for sustainable, affordable, inclusive and low-carbon transportation options will be increasingly important. The integration of equity into transportation planning and capital investments is imperative to reverse existing mobility inequities.

Mobility objectives support road safety, accessibility and low-carbon transportation in personal and commercial travel. Diverse public transit services and transit-priority infrastructure will continue to be a key priority for the City and its advocacy to other levels of government.

- **Integrated Mobility Networks** support key transportation functions, like transit, cycling, emergency response and goods movements. These functions must be coordinated with and support other social and environmental functions of city streets, as described in the Community and Blue Green Networks Sections.

- **Mobility Hubs** serve as a strategic conflux of several mobility services and features. They support complete communities with new housing and employment.
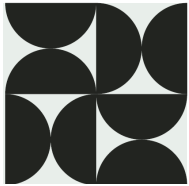
Layer 4: Blue Green Infrastructure Networks

Healthy, functioning ecosystems are an important part of Victoria's past and vital to its present and future. Victoria's shoreline, watersheds, urban forest and natural assets support diverse environmental, economic, cultural and quality-of-life benefits. The Blue Green Networks are comprised of public spaces such as parks, plazas, shorelines and linear parkways, as well as natural features growing across public and private spaces such as the urban forest.

These assets are increasingly important in the context of a changing climate. Victoria, in its growing, urban context will need to thoughtfully consider how to weave green infrastructure into the urban fabric to support the city's identity as a place where ecology, health and culture are intertwined.

Blue Green objectives support ecology by way of healthy ecosystems and diverse wildlife habitats. They aim to meet the needs of communities present and future by connecting people with year-round opportunities to play, learn, recreate, gather and celebrate.

- **Natural Assets** support biodiversity, climate action objectives and are integrated with Community Networks nature-based solutions to the city's urban infrastructure needs.

- **Shoreline and Urban Waterways** support sustainable rainwater management and watershed health in the context of a Working Harbour city.

- **Urban Forest** recognizes and advances the benefits of tree canopy in an urban environment.

- **Engineered Infrastructure Assets** like water, sewer and stormwater pipes work within and as part of other elements of the Blue Green Network to ensure a safe, healthy community.

1. Urban Form and Land Use

Urban form refers to physical features of a city – buildings and structures that shape and define the open spaces and networks created by their use, placement and orientation. Urban form shapes the city and influences the comfort, wellbeing and prosperity of its residents. Older, built-out cities like Victoria have an established urban form and land use structure that will continually and incrementally evolve to meet the community's needs to live, work and thrive.

As Victoria progresses toward the 2050 Vision, this plan builds on the city's strong foundation as a regional urban core with a historic network of well-connected villages. With that foundation, it seeks to make room for the organic evolution of a new urban form in the coming decades – one that can meet current and future housing needs, supports sustainable mobility, maintains and enhances the urban forest and ecological function of the city and region, and reserves the land needed for a thriving economy.

1.1 Urban Form and Design Principles

1.2 Meeting Housing Needs

1.3 Meeting Employment Needs

1.4 Climate Forward Growth

1.5 Urban Structure Map and Guidance

1.6 Innovative Land Use and Development

Objectives for Victoria's Urban Form and Land Use

Shaping Victoria's urban form is crucial to realizing the 2050 Vision. This plan provides high-level guidance for the form and use of new development to appropriately balance and achieve the following objectives:

1 | Complete Communities Anchored by a Downtown Core

Enable residential infill throughout the city and intensive residential forms close to community nodes and along the Transit Priority Network for diverse, compact low carbon living options. Enable and encourage higher density, mixed-use community nodes that are supportive of transit with diverse residential, commercial and community-serving uses. Continue to support a regional downtown core and surrounding districts with high density buildings and a diverse mix of uses, while preserving and complementing historic areas and the functions of the Working Harbour.

2 | Climate Forward Growth

Embrace a low-carbon, climate resilient model of urbanization that reduces emissions related to building, materials, development and mobility and accommodates functional and enjoyable green infrastructure.

3 | Livable Public and Private Spaces

Ensure new buildings are comfortable, suitable and enjoyable to live and work in, and contribute to a high-quality public realm.

4 | Diverse Housing Options

Provide adequate opportunities for the development of new housing appropriate for the ages, incomes and lifestyles of the community today and into the future.

5 | Lands to Thrive and Prosper

Ensure suitable working lands are preserved, supported, enhanced to viably accommodate business that provide quality jobs, contribute to economic prosperity and foster culture, innovation and creativity.

Partners

Urban Form and Land Use

Several other governments, organizations and community groups are Victoria's partners in realizing Urban Form and Land Use Objectives.

GOVERNMENT AND AUTHORITIES
▼

- City of Victoria
- First Nations
- Capital Regional District and neighbouring municipalities
- Governmental housing developers and operators

NON-PROFIT ACTORS
▼

- Non-Market housing developers and operators
- Not-for profit social and economic organizations
- Service providers

MARKET ACTORS
▼

- Private housing developers and operators
- Small scale builders
- Industrial, commercial and retail business

SOCIAL SERVING FOR PROFIT
▼

- Service providers
- Childcare providers
- Arts, cultural and community serving businesses

COMMUNITY MEMBERS

1.1 Urban Form and Design Principles

This Plan sets out the envisioned urban form for Victoria, which builds on its strengths to evolve toward Vision 2050. It is supported by the City's urban design framework, which is guided by this plan and contained in design guideline documents for both the public and private realms. The envisioned urban form and accompanying design principles aim to:

- Create and reinforce Victoria's unique and evolving sense of place.
- Deliver both a quantity and quality of places to live, work, innovate, play and thrive.
- Keep Victoria's public open spaces vibrant and connected.
- Support an equitable, sustainable and resilient Victoria that is set up for the future.

1.1.1 Envisioned Urban Form

All development should seek to advance and respond to relevant components of Victoria's envisioned urban form:

- A desirable sense of place, comfortable and enjoyable for residents and attractive to visitors and emerging businesses.
- Compact and diverse **Figure 7: Perimeter Block Concept** and Guidance in residential areas, with buildings oriented towards green and active streets and functional interior courtyards.
- Nodes of complete communities, connected by high-quality, low-carbon mobility options.
- A Downtown Urban Form that preserves the functionality of the Working Harbour and the character of Victoria's historic districts with responsive, low scale forms and transitions to a high mix and high density of uses in central areas.
- Preserved working lands that capitalize on Victoria's harbour city roots and its role as the Capital Region's metropolitan core.

1.1.2 Considering Heritage: A Reflection of Evolving Community Identity

Development should seek to celebrate Victoria's Values and Collective Identity, past, present and future. It should seek to reflect and provide educational opportunities for Indigenous presence on these lands. This may include preservation of heritage assets, heritage responsive designs and new designs that reflect and integrate elements of intangible heritage or create heritage assets for future generations.

1.1.3 Adhering to Principles of Good Urban Design

All development should adhere to principles of good urban design as summarized below in **Figure 3: Principles of Good Urban Design**, and should be consistent with the City's design guidance.

1.1.4 Implementing Principles of Good Urban Design

Urban design and heritage principles are implemented by Schedule 3 Development Permit Areas and Heritage Conservation Areas.

Figure 3: Principles of Good Urban Design

The following urban design principles represent a synthesis of the City's urban design framework.

1. New buildings and open spaces that contribute to the envisioned urban form through thoughtful building and site designs that have positive relationships with surroundings.

2. High quality design for buildings that support street vitality, visual interest and safety for pedestrians and building users, and contribute to active and attractive public spaces.

3. High quality design for open spaces that are welcoming and comfortable, capable of supporting year-round social gathering and celebration.

4. Pedestrian- and cyclist-friendly, transit-supported streetscapes that support places for daily needs and employment with their safety and accessibility.

5. Design with nature using green infrastructure to mimic natural systems, provide stormwater management and habitat areas while supporting watershed health, urban food production and the urban forest.

6. Livable and inclusive buildings and open spaces that provide equitable access to open space, daylight and fresh air as well as family friendly environments and all ages and abilities designs.

7. Healthy, climate-friendly and future-forward buildings and open spaces with small environmental impacts and big positive design outcomes for residents, users and their broader communities

8. Placemaking and storytelling that express the values of our city, embrace diverse narratives and promote designs attentive to distinctive features of Victoria's Downtown Core, Legislative Precinct, Midtown Employment District, Town Centres and Villages.

1.2 Meeting Housing Needs

Diverse housing options for people of different ages, incomes, household structures, needs and abilities are fundamental to a healthy, inclusive and sustainable community. While there is a higher diversity of housing options in Victoria than in other parts of the region, unmet housing needs have accumulated over decades resulting in a strained market that can be difficult for many. Catching up with unmet needs is a priority.

As Victoria advances toward Vision 2050, this plan also enables the city to keep up with future housing needs. Future needs consider residents living here today who will come of age, form families and grow older in the coming decades, as well new community members who will choose to locate to Victoria.

1.2.1 Maintain a Current Understanding of Housing Needs

Maintain, regularly review and update a Housing Needs Assessment for the City of Victoria to inform updates to the Goal Posts in this plan including both near- and long-term housing demand and specific needs within that demand, including for rental, non-market, family and accessible housing.

1.2.2 Support a Diverse Community with Diverse Housing Supply

Encourage and support a range of housing types, forms and tenures throughout the city and along the entire Housing Continuum to meet the needs of diverse incomes, lifestyles, ages and abilities.

Figure 4: Housing Continuum

Affordable and below-market rental housing for people who make very low, low and median incomes requires a greater level of government assistance for it to be built and operated, whereas market homeownership requires no government assistance.

1.2.3   Support Housing Suitable for Families and Children

New development should advance a family-friendly city, support larger households that want to stay in the city and seek to meet the evolving needs of families with children at home, including by:

* Meeting or exceeding any established requirements for a minimum number of family-oriented units in new multi-unit development as prescribed in regularly reviewed and updated city policies and regulations informed by current and future demographics and market conditions.
* Designing family-oriented buildings, building amenities and open spaces in accordance with the city policy and design guidelines.
* Incorporating flexible and adaptable housing designs that can support families as their needs change over time.

1.2.4   Support Collective Housing Options

Encourage and support collective housing to improve social connection and affordability of housing for a broader range of households, whether through new developments, public private-partnerships or retrofitting of existing housing stock.

1.2.5   Enable Affordable Home Ownership

Support affordable homeownership options for family-oriented units where purchase prices are secured at a minimum of 15% below the fair-market value or aligned to other affordable emergent government programs.

1.2.6   Retain and Replace Rental

Redevelopment of building with four or more rental units should seek to:

* Replace, at minimum, rental units with the same number of total bedrooms as in the original development.
* Seek to integrate additional rental units and affordable units in accordance with the City's density bonus regulations and voluntary amenity policies.

1.2.7   Phase Large Redevelopments to Reduce Tenant Displacement

Encourage large-scale redevelopments to consider phasing of construction to reduce the scale of displacement and provide for the option of tenants relocating to new units.

1.2.8   Discourage Strata Conversions in Tight Rental Markets

For buildings with four units or more, conversions of rental units to stratified units are generally not supported when the vacancy rate as provided by Canada Mortgage and Housing Corporation for Greater Victoria is at 4% or lower for a period of two consecutive years.

1.2.9   Encourage Long-term Rental in Garden Suites

Garden suites should be encouraged to promote secondary rental options and not to be strata titled to support long-term rental use.

1.2.10 Support Tenants Facing Displacement Due to Redevelopment

Redevelopment of existing rental buildings will support tenants that will be displaced with options and solutions that help them to stay in their community, as prescribed in regularly reviewed and updated city policies and regulations that determine appropriate and commensurate supports.

1.2.11 Partner for Non-market Housing

In the renewal of City facilities and management of City lands, the City will continue work with a range of Partners in Urban Form and Land Use to identify opportunities for co-location of diverse non-market housing, community facilities and support services to meet a range of community needs.

1.2.12 Encourage Assisted Living to Locate Close to Amenities

Care and assisted living facilities are generally encouraged to be located in areas that support walkable access to daily services. These facilities may be enabled or considered in other residential areas if conducive with the nature of the proposed facility or necessary to the population it is intending to serve. These facilities should not be considered in the Urban Industrial Reserve.

1.2.13 Encourage Temporary Shelters to Locate Close to Amenities

Temporary shelters are generally encouraged to be located in areas that support walkable access to daily services. These facilities may be enabled or considered in other residential areas if conducive with the nature of the proposed facility or necessary to the population it is intending to serve. These facilities should not be considered in the Urban Industrial Reserve. Proposals for temporary shelters, regardless of location, should seek to foster positive relationships with and minimizes disruptions to the neighbouring community.

For more directions related to Victoria's housing needs, see the Welcoming, Equitable City section.

1.3 Meeting Employment Land Needs

Victoria's location as a Pacific coast city with a deep water harbour continues to be an economic strength, supporting waterfront industries and providing opportunities for innovative coastal activities. The city's role as the regional urban core, the provincial capital, a tourist destination and gateway have served the local economy well.

As Victoria advances toward Vision 2050, this plan builds on local and regional economic strengths, reserving core employment lands and providing opportunities for innovative uses and modern approaches to accommodating a range of office-based, industrial, cultural and tourism sectors. It looks forward to a future that embraces burgeoning industries in fields related to blue green innovation, technology and modern manufacturing while showcasing the community and economic contributions of the arts and culture sector.

1.3.1 Maintain an Current Understanding of Employment Needs

Develop and maintain a current understanding of existing and emerging economic sectors and their land use needs to inform policies and regulations related to the use of industrial and employment lands.

1.3.2 Preserving and Intensifying Employment Uses

For land with existing industrial zoning, regardless of location in the city, redevelopment should seek to continue to accommodate industrial uses that meet the City's economic and employment objectives, including by maintaining or expanding the existing land area and building space dedicated to industrial use, with an aim for no-net loss of industrial land.

1.3.3 Flexible Use of Existing Commercial Space

Employment areas and existing commercial buildings may accommodate compatible light industrial uses, including through building conversion, if consistent with this plan's Principles of Good Urban Design.

1.3.4 Adaptable Use of New Commercial Spaces

In and near the Downtown Core and Employment Districts, development is encouraged to incorporate convertible, adaptable spaces that can be easily modified to accommodate a variety of employment related uses, such as commercial, light industrial and arts and cultural uses.

1.3.5 Support Innovative Employment Land Intensification

Maximize the use of the city's employment land base to meet future need while considering current economic conditions, including by:

- Supporting multi-storey industrial and employment buildings that accommodate appropriate industrial or hybrid-industrial uses on the upper floors.
- Encouraging arts and cultural uses and activities, and other employment intensive uses on the upper floors of industrial buildings and considering incentives and regulatory approaches to support a compatible mix of these uses.
- Ensuring that any intensification or development of industrial lands within or near environmentally sensitive areas respond to the Blue Green policies in this plan.

1.3.6 Compatible Uses Adjacent to the Working Harbour

Development and activity adjacent to or impacting the harbour should be compatible with the intent of the Working Harbour, including economically viable industrial operations, efficient movement of people and goods and the safe operation of ferries and water-based aircraft.

1.3.7 Mitigate Impacts to Uses and Activities Near Working Lands

New development in areas adjacent to the Urban Industrial Reserve, the Working Harbour and designated Truck Routes should consider building and site design solutions that mitigate the air and noise quality impacts of these working lands.

1.3.8 Support Employment Land Vitality in Transportation Planning

Ensure the unique access, egress and design needs of industrial and commercial users are considered when planning mobility network improvements.

For more directions related to Victoria's economy, see the Vibrant, Prosperous City section.

1.4 Climate Forward Growth

Future development in the city must respond to the climate emergency while providing the livable spaces needed for growth. The Urban Structure Map and Guidance emphasize lower carbon development patterns with complete communities connected by active mobility and transit routes, as well as low-carbon building types such as residential infill and intensive wood frame forms that can meet the city's housing needs. The following policies highlight other priority measures for low-carbon growth.

1.4.1 Focus on Infill and Regional Climate Action

Consistent with the Urban Structure Concept of this plan, continue to accommodate regional growth in Victoria, the Capital Region's urban core, to support preservation of natural and agricultural lands and prevent carbon intensive urban sprawl.

1.4.2 Low-Carbon and Resilient Building Operations

Encourage and facilitate high-performance, net zero energy-ready and near-zero emission buildings that provide resilience in extreme weather with a changing climate in mind. Resilient buildings employ localized solutions and systems that can better withstand disruptions caused by extreme weather including for energy, air quality and water supply and conveyance.

1.4.3 Low-Carbon & Resilient Building Development

Encourage and facilitate designs that incorporate low-carbon materials and minimize the use of high-carbon materials to reduce embodied carbon impacts of new construction. Resilient buildings have features and designs that consider projected impacts such as sea level rise, storm surge, extreme precipitation and extreme heat.

1.4.4 Support a Local, Low-Carbon Construction Industry

Encourage locally sourced renewable materials, such as sustainably sourced BC lumber, engineered wood products, mass timber and concrete with lower embodied emissions when it must be used.

1.4.5 Encourage on Low-Carbon District Energy Opportunities

Support and consider opportunities to collaborate for low-carbon district energy in large-scale mixed-use development including by considering opportunities for co-location of civic, institutional and cultural facilities and adequate density provisions.

1.4.6 Development that Supports Low-Carbon Mobility

Embrace low-carbon mobility solutions in and adjacent to new development, in line with the parking policies in this plan, and, where vehicle parking is provided, support electrified, shared and diverse mobility devices in the most compact form.

1.4.7 Shape, Site and Design Buildings for Climate Response

Encourage building form, orientation, shading and planting design strategies that reduce energy demand, reduce overheating from solar gains and improve occupant comfort while facilitating livable, human-scale designs that respond to the natural environment.

1.4.8   Reduce Emissions & Increase Resiliency in Existing Buildings

Support, encourage and facilitate renovations and retrofits of existing buildings that reduce energy demand and carbon emissions and integrate features which help to better respond to climate impacts, including cooling.

1.4.9   Reduce Waste and Emissions in Demolition

Maximize the diversion of construction waste from landfill, by:

- Continuing to facilitate the deconstruction of buildings for the reuse and recycling of materials.
- Encouraging and facilitating design for deconstruction and reuse in new buildings.
- Encouraging and facilitating home relocation where possible.

1.5 Urban Structure Concept and Guidance

The Urban Structure Concept in this plan facilitates growth and change for Victoria's evolution toward Vision 2050. **Map 1: Urban Structure** illustrates the envisioned urban form. The concept is informed by and integrated with the Community, Mobility and Blue Green Networks. These layered networks should be read together to inform City decisions related to land use, development and investments.

1.5.1   Guiding a General Pattern of Land Use and Development

The Urban Structure Map is followed by general guidance for each of its components, including land use and built form (as defined in **Figure 5: Anticipated Built Forms and Scales**). The guidance is intended to inform a general pattern of development that supports Vision 2050. The guidance does not create development regulations, rights or entitlements. In any area of the city a range of uses, densities and built forms may be proposed or approved.

1.5.2   Alignment with Zoning and Other Policies and Regulations

Zoning as well as other City plans, policies and regulations, when updated, will consider the general guidance provided in this plan and may provide finer grained policy and regulatory measures in response to local context and development opportunities.

1.5.3   Transitional Built Forms

The Urban Structure Map informs a general pattern of development that enables and encourages built forms to transition between areas with taller buildings and intensive residential forms to areas with lower scale infill forms.

1.5.4   Evaluating Proposed Development

Any City review of site-specific development proposals will be informed by several factors, including but not limited to:

- Consistency with all relevant policies within this plan.
- Consistency with other relevant City policies and development and design guidance.
- Impact on the ability of adjacent sites to realize the envisioned built form.

1.5.5   Caution Against Land Speculation

A property may require a zoning bylaw amendment (rezoning), variance or other City approval to realize the intent of the Urban Structure Concept. Such approvals are subject to formal processes, and potentially a Council decision. The City is not obligated to approve any such application, even if it aligns with this plan.

Redevelopment potential may be further constrained by a variety of factors, including but not limited to site conditions, heritage status, rental replacement requirements, parameters set out in design guidelines, City plans, policy and zoning, and impacts the proposal may have on the ability of the overall area to realize the envisioned land use and development patterns described in this plan.

The required public process, potential redevelopment constraints, as well as the full suite of objectives in this plan, should be considered in tandem with the guidance in this section when contemplating land acquisition or development within Victoria.

Figure 5: **Envisioned Built Forms**

Within the Urban Structure Concept, diverse scales and forms are envisioned in residential areas, nodes and districts. The guidance that follows describes the Infill, Intensive and Tall Building forms envisioned in these areas.
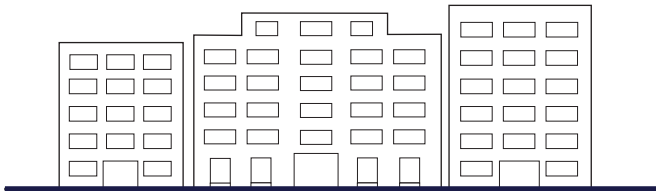
Infill

Ground-oriented and low-rise buildings generally up to four storeys (typically wood frame for residential) on small to medium sites. Supports residential, small-scale commercial or mixed use and other envisioned uses.

Intensive

Buildings of generally up to six storeys (typically wood frame for residential) that help frame and activate streets on medium to large sites. Supports a variety of residential, mixed use, commercial and institutional uses.
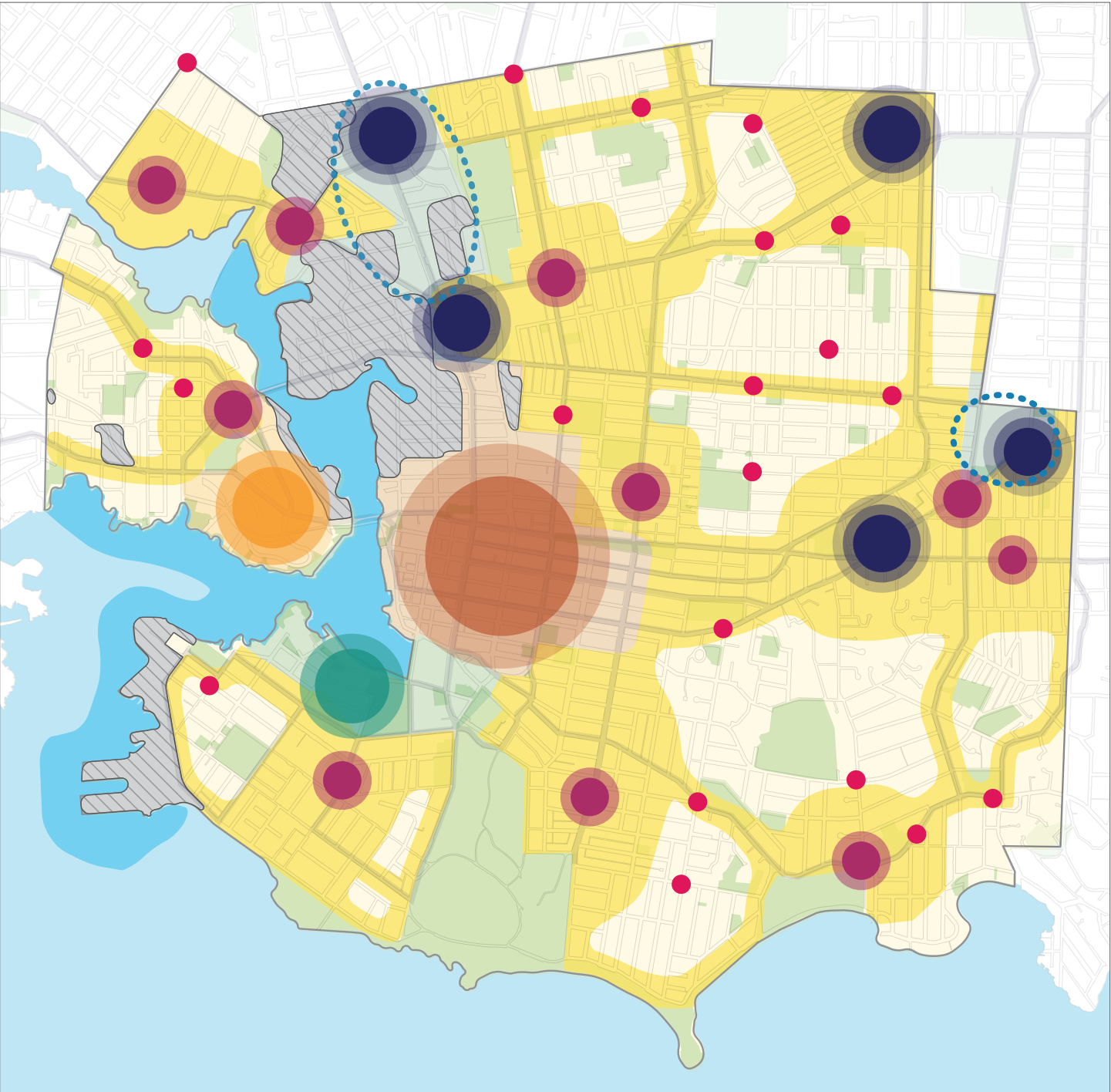
Tall Building
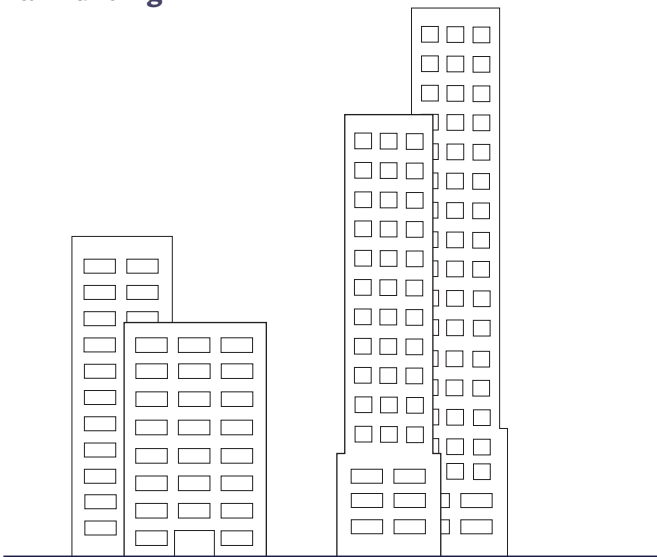
Buildings seven storeys and over with a ground-oriented base that helps frame streets and open spaces. Mid-rise tall buildings are generally up to 12 storeys, while high-rise tall buildings are above 12 storeys. Supports a variety of residential, mixed use, commercial and institutional uses.

Figure 6: Urban Structure Concept

Residential Fabric

- Residential Infill
- Priority Growth Areas

Community Nodes

- Town Centres
- Community Villages
- Local Villages

Districts

- Downtown Core
- Legislative District
- Songhees District

Reference

- Parks, Institutions and Public Open Spaces (*see Community Networks*)

Working Lands and Waters

- Employment Districts
- Urban Industrial Reserve
- Working Harbour
- Transit Priority Network (*see Mobility Networks*)

Residential Fabric

Vision and Intent

Victoria's Residential Fabric will transform in the coming decades to meet current and future housing needs. Lower density housing will make way for higher density forms through residential infill and intensification. New housing will focus on forms, types and tenures that are appropriate to a range of incomes, ages and lifestyles.
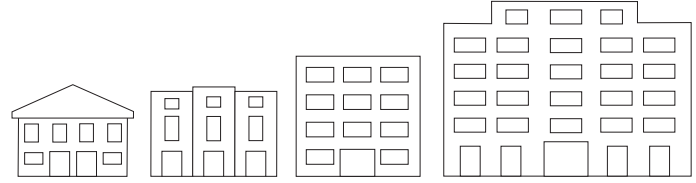
Priority Growth Areas for Intensive Residential Infill include:

- Areas near community and commercial nodes to support complete, low-carbon neighbourhoods.
- Areas along the Transit Priority Network to support higher levels of service, the renewal of these thoroughfares as places for people and efficient infrastructure investment.

In all residential areas, strong emphasis is placed on high quality, climate-forward designs, improvements to the public realm, modern urban infrastructure and meeting diverse community needs.

Built Form Guidance

A range of multi-unit forms are envisioned.

Low rise and ground-oriented residential infill is enabled anywhere in the Residential Fabric.

Intensive, primarily residential forms are enabled in identified Priority Growth Areas within close walking distance to Town Centres and Community Villages, and directly adjacent to Transit Priority Corridors.

Intensive forms may also be considered in other areas of the Residential Fabric that support low carbon growth and urban design objectives on sites that meet all of the following conditions:

- Within walking distance of the Downtown Core, a Town Centre or Community Village; and,
- With access to low-carbon mobility options; and
- With a suitable context for intensive residential, including:

  - Sites with adjacent buildings of a similar form and scale.
  - Sites adjacent to or across the street from large, multi-functional open spaces that can be oriented to and framed well by taller buildings and shading impacts on public spaces can be minimized.
  - Sites along wider streets that support desirable building height to street width proportions.

All forms should provide adequate open space on the site to support the objectives of the Community and Blue Green Networks as illustrated in **Figure 16: Designing for Ecology**. Site open space should generally be located toward the rear of the lot to support the evolution of perimeter blocks over time, as illustrated in **Figure 7: Perimeter Block Concept and Guidance**.

Land Use Guidance

Uses are primarily residential-oriented but may include a mix of commercial and community serving uses to meet the needs of the evolving community.

- Multi-unit residential uses that include a mix of tenures, sizes and scales.

- Residential-commercial mixed use is enabled along major streets.
- Small-scale commercial uses that support local economic development and help to meet daily community needs are enabled throughout.
- Community services such as day cares, health and wellness places and compatible arts and cultural uses are enabled throughout.

Integrated Evolution of the Urban Form

Development and capital investment within the Residential Fabric should be further guided by directions in the following:

- Relevant guidance in the Community Networks section of this plan.
- Relevant guidance in the Mobility Networks and Hubs section of this plan.
- Relevant guidance in the Blue Green Networks section of this plan.
- Other relevant City policy guiding local area growth and change.
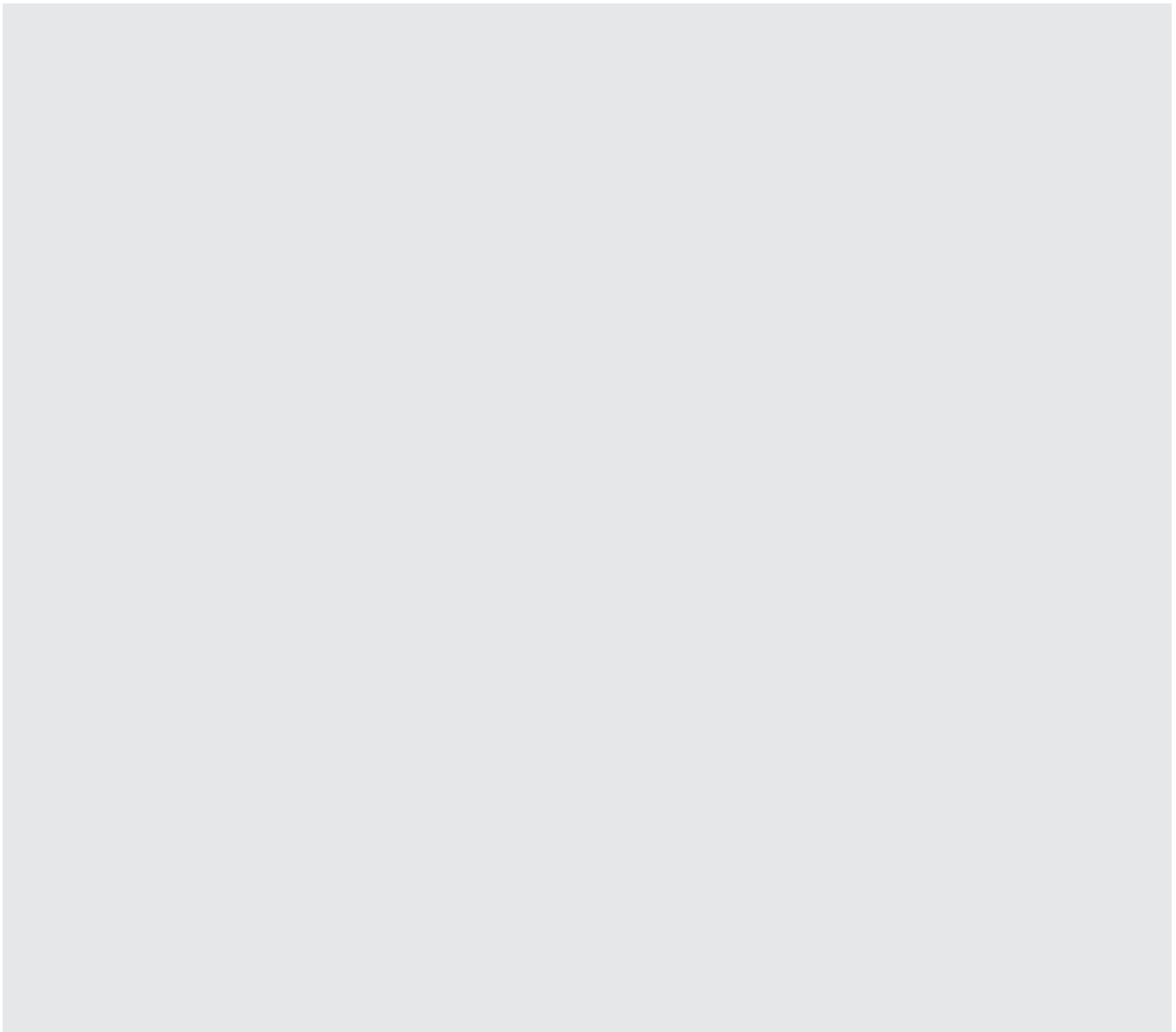
Figure 7: Evolving Toward a Perimeter Block Form

To support the realization of Vision 2050, the perimeter block form is envisioned for the Residential Fabric.

The perimeter block form locates new development along the outer edge of residential blocks, with principal façades oriented towards fronting streets and interior court yards. This 'front-to-back' orientation of buildings creates and preserves green open space in backyards while defining and activating streets. Overtime, interior courtyards can become more contiguous with connected uses, amenities and ecological functions. The form enables a greater number and diversity of homes to be developed in low carbon built forms while achieving social and environmental benefits.

**PERIMETER BLOCK CONCEPT IN A PRIORITY GROWTH AREA**

Development within the Residential Fabric should be shaped to achieve the following key outcomes of the perimeter block concept:

1. Contiguous, accessible open site space at the interior of the block that creates meaningful opportunities for natural and engineered green infrastructure.

2. Buildings and trees that frame the streetscape, creating an enjoyable public realm.

3. Fine grained rhythm of front building entrances, close to the streetscape, creating a sense of activity and opportunities for social interaction in the public realm.

4. Front-to-back building orientation that drives interaction principally with the public realm of the streetscape or the semi-private realm of the interior and minimal side yards to support development efficiency while ensuring adequate on-site open-space connectivity.

Local Villages

Vision and Intent

Part of Victoria's network of village nodes includes geographically small nodes of commercial and community activity. These areas are home to additional community serving uses for residents, filling gaps between Community Villages and Town Centres. They contribute to local community identity and support car-light living.
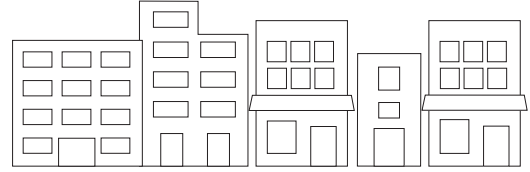
Built Form Guidance

The low-rise, fine-grained rhythm that exists in many villages today should be preserved and, where appropriate, replicated in redevelopment.

Intensive built forms may be considered where they are responsive to the context of the village and support and enhance the Mobility and Blue Green Networks.

New and emerging Local Villages should thoughtfully consider the inclusion of public spaces and the experience of the village as a local destination.

Land Use Guidance

Most developments should emphasize a mix of uses with daily services for the surrounding community.

- Primarily multi-unit residential and commercial mixed uses, with an emphasis on retail and community serving uses.
- Free standing commercial may be considered where appropriate.
- Community, cultural and arts uses are encouraged.

Integrated Evolution of the Urban Form

Development and capital investment within Local Villages should be further guided by:

- Relevant guidance in the Community Networks section of this plan, particularly for Villages.
- Relevant guidance in the Mobility Networks and Hubs section of this plan.
- Relevant guidance in the Blue Green Networks section of this plan.
- Other relevant City policy guiding local area growth and change.

Community Villages

Vision and Intent

Victoria has a strong and historic network of well-connected village nodes. These are the hearts of Victoria's neighbourhoods, typically centred around a two- to three-block main street. The eclectic identity of each local area is most prominently visible within its Community Village. As the city grows, these areas are intended to be preserved and enhanced as unique local places that serve the surrounding community and provide opportunities for diverse local economic development.

Built Form Guidance

The low-rise, fine-grained rhythm that exists along many village main streets today should be maintained and, where appropriate, replicated in redevelopment.

Intensive built forms that provide new open spaces or plazas, or enhance or respond to existing ones, are envisioned on large sites including sites on and behind the village main street.

Mid-rise tall building forms that are appropriately scaled and strategically located, sited and designed with principles of good urban design may be contemplated in developments that provide or enhance community and cultural spaces. As with tall buildings in Town Centres, these forms should advance Climate Forward Growth and meet an appropriate balance of housing, economic, mobility and public open space objectives.

Built forms should support a comfortable and inviting main street with logical mid-block connections, small plazas and public gathering spaces and, where relevant, good internal connectivity.

Land Use Guidance

Most developments should emphasize a mix of uses with daily services for the surrounding community as well as cultural uses and destinations for the city and neighbouring local areas.

- Primarily multi-unit residential and commercial mixed uses, with an emphasis on retail and community serving uses.
- Commercial-oriented buildings, such as office primary or visitor accommodation may be considered as appropriate.
- Community, cultural and arts uses.

Integrated Evolution of the Urban Form

Development and capital investment within Community Villages should be further guided by:

- Relevant guidance in the Community Networks section of this plan, particularly for Villages.
- Relevant guidance in the Mobility Networks and Hubs section of this plan, particularly for Mobility Hubs.
- Relevant guidance in the Blue Green Networks section of this plan.
- Other relevant City policy guiding local area growth and change.

Town Centres

Vision and Intent

Town Centres are major nodes outside of the Downtown Core. They serve as inter-municipal connection points for Victoria's neighbouring communities. They provide unique opportunities to advance interrelated goals for housing, mobility and public space. They are home to significant employment, institutional and cultural anchors. Large programmed public open spaces as well as major transit exchanges keep the Town Centres vibrant and thriving.

Built Form Guidance

Intensive mixed-use forms and mid-rise tall building forms that emphasize low-carbon materials and designs are envisioned.

High-rise tall building forms may be contemplated, if they are strategically located, sited, designed and constructed to advance Climate Forward Growth and meet an appropriate balance of housing, economic, mobility and public open space objectives. Where possible, they should be situated and designed as landmarks and reflect community values to become heritage assets of the future.

Built forms should support strong internal connectivity within the Town Centre, anchored by a comfortable and inviting main street with a fine-grained rhythm of active frontages typically set close to the street. Buildings should be supported by pedestrian-oriented streetscapes and high quality public open spaces.

Land Use Guidance

Most developments should emphasize a mix of uses with daily services for the surrounding community as well as destinations for the city and neighbouring local areas.

- Primarily multi-unit residential and commercial mixed uses, with an emphasis on office, destination retail and visitor accommodation.
- Institutional uses may serve as a prominent anchor, and supportive uses are encouraged, notably in the Jubilee Centre.
- Innovative mixes of commercial, retail, light industrial, live-work, and residential uses are encouraged in the Midtown Centre.

Integrated Evolution of the Urban Form

Development and capital investment within Town Centres should be further guided by:

- Relevant guidance in the Community Networks section of this plan, particularly for Town Centres.
- Relevant guidance in the Mobility Networks and Hubs section of this plan, particularly for Major Mobility Hubs.
- Relevant guidance in the Blue Green Networks section of this plan.
- Other relevant City policy guiding local area growth and change.

Downtown Core

Vision and Intent

Victoria's Downtown Core Area is the thriving, pedestrian-friendly cultural and economic heart of the Capital Region. It provides a broad range of employment, housing, tourism and recreational opportunities in a high quality, well-connected and attractive urban environment. The area embraces the Working Harbour, celebrates diverse cultural heritage and showcases Victoria's role as the Provincial Capital. It is a node of arts and culture for the South Island, the Province and beyond. It is a model for livable and sustainable urbanism.

Built Form Guidance

Low-rise forms that preserve and highlight heritage assets particularly in the historic core, Old Town, the Inner Harbour and Chinatown.

Intensive and tall building forms may taper up from the harbour and historic core and back down toward the outer shoulders of the core, as guided by City policy and illustrated in **Figure 7: Downtown Urban Form**.

Land Use Guidance

Highest mix of uses to support a thriving regional centre.

- A mix of employment and office uses reflecting the downtown as the metropolitan core and central business district of the city and region.
- Multi-unit residential and mixed uses, embracing a diversity of tenures.
- Visitor accommodation.
- Commercial and industrial uses, as guided by City policy, to support regional economic goals.
- Institutional uses that serve modern community needs, including shared infrastructure and services.
- Diverse retail that serves the evolving needs of residents, workers and visitors.
- Diverse arts and cultural uses that advance City policy.
- Prominent waterfront, public, community and cultural spaces that serve as social and economic anchors for the city and region and attractions for tourists.
- Marine water and air transportation.

Integrated Evolution of the Urban Form

Development and capital investment within the Downtown Core should be further guided by:
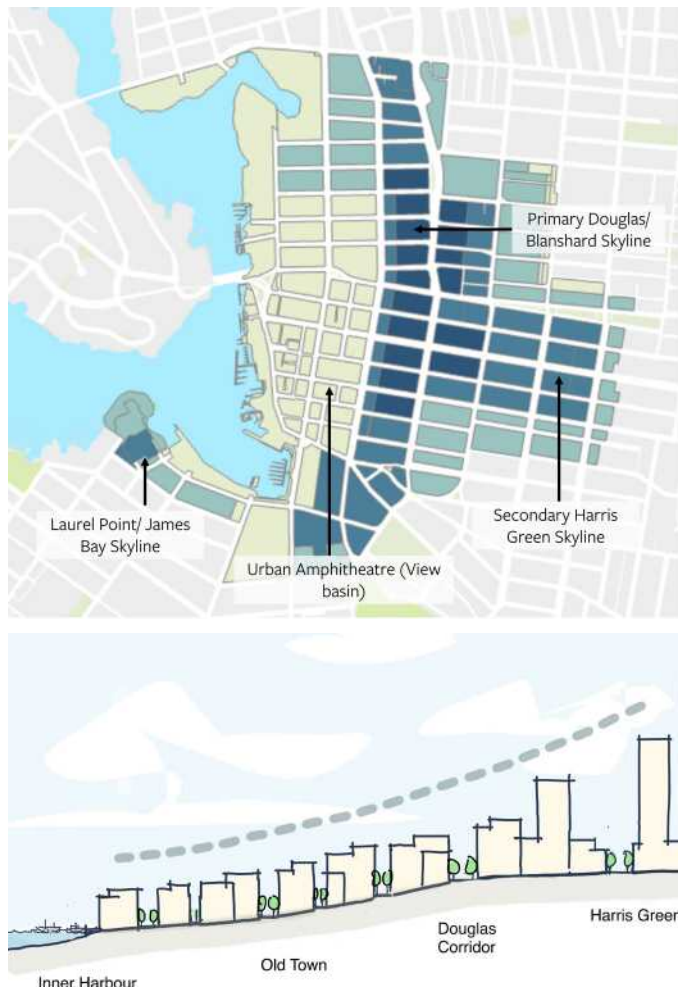
- Relevant guidance in the Community Networks section of this plan.
- Relevant guidance in the Mobility Networks and Hubs section of this plan, particularly for Major Mobility Hubs.
- Relevant guidance in the Blue Green Networks section of this plan.
- Working Harbour Urban Structure Guidance in this section of the plan.
- Other relevant City policy guiding local area growth and change.

Figure 7: Downtown Urban Form

As the Downtown Core grows, new development will continue to build on the area's geographic advantages and historic setting as a city that grew around the Victoria Harbour.

New buildings will seek to mimic the natural topography of the area, where building heights in the Harbour Basin remain low to maintain the prominence of key heritage assets and the functions of a Working Harbour. Heights then gradually increase further inland and tall buildings are concentrated along Douglas and Yates Streets. All developments are shaped to maximize public views and preserve the character of a vibrant, historic working harbour.

DOWNTOWN URBAN FORM

Primary Douglas/ Blanshard Skyline

Laurel Point/ James Bay Skyline

Urban Amphitheatre (View basin)

Secondary Harris Green Skyline

Harris Green

Douglas Corridor

Old Town

Inner Harbour

Development within the Downtown should be shaped to achieve the following outcomes:

1. New development reinforces the historic pattern of lower rise buildings adjacent to and complementing the prominent uses of the harbour.

2. Growth patterns reflect and emphasizes the natural, underlying hilly landscape and the rise of grades in several directions away from the water.

3. Buildings frame the Harbour and create a series of backdrops along the waterfront and at higher elevations.

4. New development contributes to a unique and varied skyline at Victoria's gateway, emphasized by a concentration of taller buildings in strategic locations.

Songhees District

Vision and Intent

The Songhees District is closely tied to the Downtown Core and supports its role as an anchor for the region. The area's history is rich, providing unique opportunity to daylight Victoria's identity as a coastal city that has long embraced settlement and growth patterns closely tied to its waterways. The area was once home to a Lekwungen village and later the Songhees Nation Reserve. After the 1911 relocation of the Songhees Reserve and sale of these lands, much of the area was redeveloped for harbour-related industry.

The evolution of the area is guided in large part by the master planned developments, in various states of being realized, that ring the Inner and Outer Harbour, including Dockside Green, Bayview Place (including Roundhouse) and Railyards. Existing marine industrial is intended to be preserved and enhanced per the guidance for the Urban Industrial Reserve. Adjacent redevelopment should complement the master planned areas and seek to embrace and restore physical and symbolic connections to the water.

Built Form Guidance

A mix of industrial, low-rise, intensive and mid-rise tall building forms that complement the district's assets, depending on context.

High-rise tall building forms that are strategically located, sited and designed with principles of good urban design may be contemplated where an appropriate balance of housing, economic, mobility and public open space objectives are realized and support the intent of the district.

Built forms should be structured to complement the Inner and Outer Harbour, including by supporting its function as a Working Harbour and preserving public access to the water and public views of the water. A high-quality public realm, pedestrian connectivity and amenities play a prominent role in design.

Land Use Guidance

A high mix of uses that complement the diverse activity in the Downtown Core, maintain the Working Harbour and support adjacent components of the Urban Industrial Reserve.

- Varied commercial, residential and light industrial uses as guided by relevant City policy.
- Multi-unit residential and mixed uses, embracing a diversity of tenures with active street frontages.
- Institutional uses that serve modern community needs, including shared infrastructure and services.
- Diverse retail that serves the evolving needs of residents, workers and visitors.
- Waterfront, public, community and cultural spaces.
- Marine water transportation.

Integrated Evolution of the Urban Form

Development and capital investment within the Songhees District should be further guided by:

- Relevant guidance in the Community Networks section of this plan.
- Relevant guidance in the Mobility Networks and Hubs section of this plan.
- Relevant guidance in the Blue Green Networks section of this plan.
- Working Harbour Urban Structure Guidance in this section of the plan.
- Other relevant City policy and master plans guiding local area growth and change.
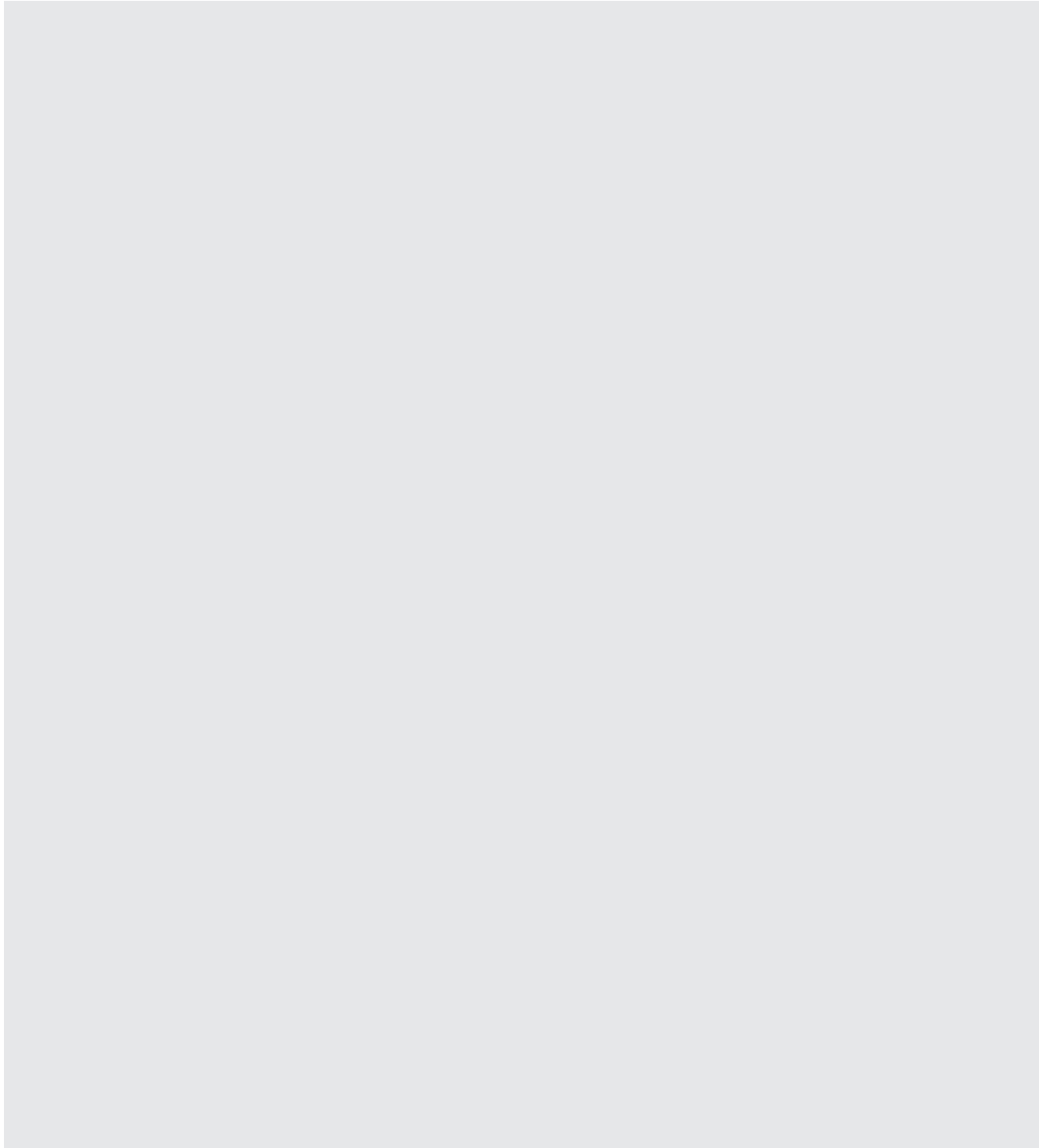
Legislative District

Vision and Intent

The Legislative District is the iconic gateway to Victoria. It is an economic anchor for the South Island, home to the Provincial Legislature, historic Parliament buildings, modern employment nodes, key tourism assets and prominent public open spaces. It is where Victoria's lands and mobility systems meet significant assets of its Working Harbour, including ferry and floatplane terminals that connect Victoria beyond Vancouver Island.
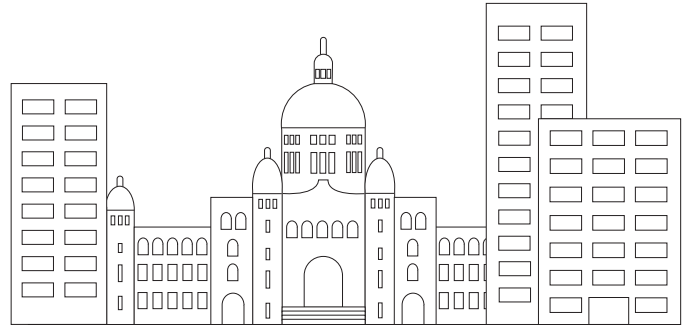
The area is intended to be maintained as an iconic and vibrant focal point and gateway. Strategic redevelopment and investments will strengthen the district for tourism, government, culture, heritage, employment and economic development. A cohesive, well-designed and vibrant waterfront with improved parks, plazas and public access is envisioned.

Built Form Guidance

A mix of low-rise, intensive and mid-rise tall building forms that complement the district's assets, depending on context.

High-rise tall building forms that are strategically located, sited and designed with principles of good urban design may be contemplated where an appropriate balance of housing, economic, mobility and public open space objectives are realized and support the intent of the district. Special attention should be given to transit-oriented development and the integration of both tourism-focused and public transit services.

Built forms should be structured to complement and preserve the views of the harbour, key landmarks, prominent public open spaces and surrounding heritage assets. Redevelopment beyond the harbour should be guided by the urban amphitheatre concept, tapering up from the harbour and historic core and back down toward the outer shoulders of the core. A high-quality public realm, pedestrian connectivity and amenities play a prominent role in design.

Land Use Guidance

A mix of uses intended to support and enhance tourism, government and other economic sectors that anchor the district.

- Public institutional and assembly-related uses.
- Commercial uses, including retail, office and visitor accommodation.
- Marine water and air transportation.
- Recreation- and tourism-related uses.
- Residential mixed uses with active frontages on the street.

Integrated Evolution of the Urban Form

Development and capital investment within the Legislative District should be further guided by:

- Relevant guidance in the Community Networks section of this plan.
- Relevant guidance in the Mobility Networks and Hubs section of this plan, particularly for Major Mobility Hubs.

- Relevant guidance in the Blue Green Networks section of this plan.
- Working Harbour Urban Structure Guidance in this section of the plan.
- Other relevant City policy guiding local area growth and change.
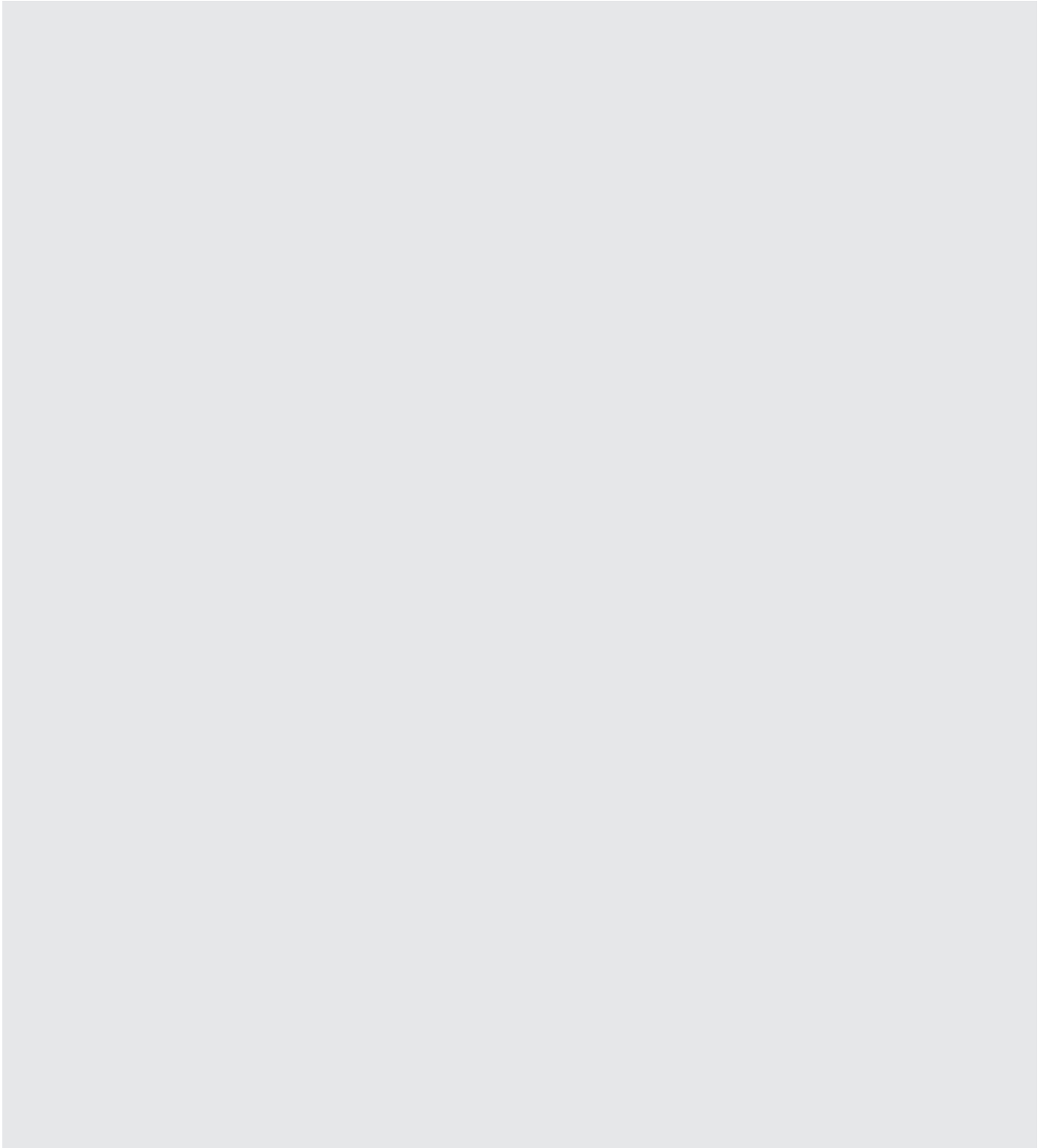
Employment Districts

Vision and Intent

With the changing global, regional and local economic landscape, diverse and innovative employment generating uses will be important throughout the city. Still, major employment nodes focused on jobs and economic growth present opportunities to concentrate and connect ideas and innovation. The Midtown Employment District and the Jubilee Employment District both encompass Town Centres and serve as key employment nodes outside of the Downtown Core.

The Midtown Employment District, including the Industry, Arts and Innovation District in Rock Bay, the Upper Harbour and the North Douglas Corridor enables an innovative mix of industrial, commercial, residential and cultural spaces. The area is intended to attract emerging sustainable economic sectors, embraces industries that support a Blue Economy and enables novel land use approaches to support emerging sectors while ensuring the retention and enhancement of the city's industrial land supply, including through industrial intensification .

The Jubilee Employment District is anchored by Royal Jubilee Hospital and supports diverse related and supportive commercial, institutional and residential activities.

Built Form Guidance

A mix of low-rise, intensive and mid-rise tall building forms, depending on use and context, and as guided by City policy.

Flexible and adaptable building forms that support a range of employment functions suitable for commercial, light industrial or arts and cultural uses, including buildings with large floor plates and high ceilings, particularly on ground floors.

In the Midtown Employment District, industrial buildings and structures, as guided by City policy, sited and designed to enable efficient commercial vehicle circulation, shipping and delivery. Higher density and novel industrial building forms that support intensification are enabled and encouraged.

Land Use Guidance

Midtown Employment District

A mix of industrial, commercial and residential uses strategically located to capitalize on the assets of the area, including marine industrial uses along the harbour and diverse employment and mixed residential uses in strategic locations along the Douglas Rapid Transit Corridor.

- Intensified marine industrial uses along the harbour including shipping, manufacturing, processing, transportation, warehousing and accessory office uses that respect and respond to the environmental and social objectives of the harbour.
- Intensified light industrial uses including manufacturing, processing, warehousing, distribution and repair, as well as accessory retail and integration of office uses.
- Employment-oriented uses that support evolving economic sectors and practices, including innovative mixes of commercial, office, retail, light industrial and, where appropriate, live-work uses.

- Institutional uses supportive of key regional economic sectors, such as arts, innovation and technology.
- As appropriate, tourism supporting uses including visitor accommodation.
- Adaptive reuse to leverage opportunities in existing buildings is encouraged, including conversion for novel employment uses and compatible light industrial uses.
- Mixed commercial and multi-unit residential uses may be contemplated in limited areas as identified in City policy.
- Redevelopment of existing residential uses should seek to complement adjacent employment uses including through the incorporation of ground floor light industrial or employment spaces.

Jubilee Employment District

- Employment-oriented uses that support economic sectors related to the activity at the Royal Jubilee Hospital campus, including mixes of commercial, medical, medical-supportive and research offices, retail and, where appropriate, residential uses.
- Mixed commercial and multi-unit residential uses are envisioned in proximity to Transit Corridors and Mobility Hubs.
- Institutional uses supportive of key regional economic sectors.

Integrated Evolution of the Urban Form

Development and capital investment within Employment Districts should be further guided by:

- Relevant guidance in the Community Networks section of this plan.
- Relevant guidance in the Mobility Networks and Hubs section of this plan, particularly for Major Mobility Hubs.
- Relevant guidance in the Blue Green Networks section of this plan.
- Working Harbour Urban Structure Guidance in this section of the plan.
- Urban Industrial Reserve Urban Structure Guidance in this section of the plan.
- Other relevant City policy guiding local area growth and change.

Urban Industrial Reserve

Vision and Intent

Industrial lands provide an important foundation for fostering employment, innovation and economic prosperity. Industrial land is scarce in Victoria and the greater region, and the lands that exist have historically been and continue to be in high demand.

Broadly supporting production, distribution and repair (PDR) uses, these areas provide space for a range of current and emerging sectors critical to Victoria's economic health and resilience.

Where adjacent to the Working Harbour, these lands include more intense production and processing uses, often benefiting from Victoria's deep water harbour.

As Victoria grows, these lands will be reserved for uses that support economic vitality, including through industrial intensification. Innovative and novel economic and employment generating uses that are responsive to Victoria's urban setting will contribute to local vitality and resilience.
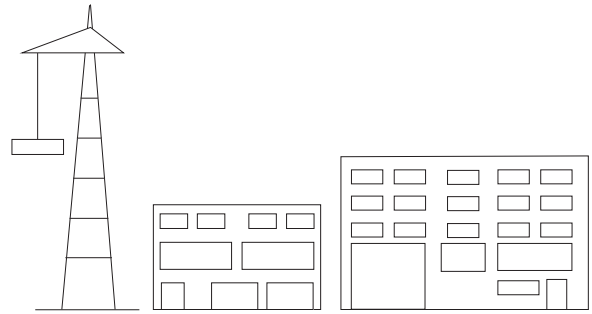
Built Form Guidance

Low-rise industrial building forms with features that support the continued realization of industrial uses, including:

- Sufficient floor-to-ceiling heights.
- Appropriate access points and space for loading bays.
- Appropriate on-site circulation and space for storage, materials handling and processing.

Taller industrial buildings or structures may be considered where they enable industrial intensification that supports a strong economy and diverse employment opportunities. Where appropriate, they may include commercial offices in upper floors.

Shared, centralized parking facilities for vehicles, bicycles and other mobility devices that assist in maximizing industrial and employment uses.

Built form features that mitigate negative impacts of industrial uses (e.g., soundproofing, screening or ventilation structures) are supported.

For lands adjacent to or associated with marine industry, a range of industrial buildings, structures, silos, docks, wharves and outdoor processing and loading is enabled.

Land Use Guidance

- Production and processing related to marine industrial uses adjacent to the working harbour.
- Predominantly light industrial uses including manufacturing, processing, warehousing, assembly, production, repair, research, technology, distribution and creation of goods, materials and services.
- Commercial or light industrial uses on upper floors.
- Limited retail and services for area employees.
- Adjacent to the Urban Industrial Reserve, commercial or residential developments are encouraged to incorporate complementary uses, including live-work or ground floor industrial employment mixed uses.

Integrated Evolution of the Urban Form

Development and capital investment within the Urban Industrial Reserve should be further guided by:

- Relevant guidance in the Community Networks section of this plan, particularly for arts and cultural spaces.
- Relevant guidance in the Mobility Networks and Hubs section of this plan.
- Relevant guidance in the Blue Green Networks section of this plan, particularly for the Shoreline and Urban Watersheds.
- Working Harbour Urban Structure Guidance in this section of the plan.
- Employment District Urban Structure Guidance in this section of the plan.
- Other relevant City policy guiding local area growth and change.

Working Harbour

Vision and Intent

The Working Harbour is an important part of Victoria's cultural and economic identity. It supports the broader region in realizing objectives to be a globally connected leader and embrace the tenets of a Blue Economy. It is a mixed-use harbour that supports a variety of water-dependent industrial, marine and air transport, commercial, institutional, marine residential and recreational uses.

The Working Harbour crosses and is subject to multiple jurisdictions, authorities and regulations, requiring a coordinated approach to realizing this intent and vision.

Built Form Guidance

Port structures, including wharfs, piers, cargo and passenger handling, navigational structures and staging areas.

Land Use Guidance

Marine Industrial.

Water borne and marine air transportation.

Shipping, cargo handling, port facilities and navigation structures.

Marinas and marine commercial services.

Marine residential.

Public foreshore areas, moorage and recreation.

Marine uses that support the broader public transit network.

Where possible, development should maintain or add public access for recreation, fishing and public views of the harbour.

Integrated Evolution of the Urban Form

Development and capital investment within the Urban Industrial Reserve should be further guided by:

- Relevant guidance in the Community Networks section of this plan, particularly for civic spaces.
- Relevant guidance in the Mobility Networks and Hubs section of this plan, particularly for water-based mobility.
- Relevant guidance in the Blue Green Networks section of this plan, particularly for the Shoreline and Urban Watersheds.
- Urban Industrial Reserve Urban Structure Guidance in this section of the plan.
- Employment District Urban Structure Guidance in this section of the plan.
- Other relevant City policy guiding local area growth and change.

1.6 Innovative Land Use and Development

Victoria has a complex and desirable pattern of land use and development that evolved from its origins as a harbour city that grew up around a streetcar system. Over the decades, the city has been able to maintain and reinforce the resulting pattern of walkable, complete communities that so many others strive to emulate.

As Victoria advances toward Vision 2050, it will continue to embrace this reliable pattern of growth, while making way for a modern city poised to be a leader in addressing climate and equity challenges. Opportunistic and organic community development is encouraged through flexible and permissive polices, while foundational land use and development principles are held steadfast to ensure desirable and replicable growth patterns.

1.6.1   Public Uses in the City

Public uses are broadly enabled and supported anywhere in the city if consistent with this plan's Principles of Good Urban Design, including parks, schools, public facilities, public utilities, pathways and public open spaces, as well as places used for public assembly, community services, urban food production and institutional and recreational programs.

1.6.2   Arts and Culture Uses in the City

Arts and cultural uses are broadly enabled and supported anywhere in the city if they advance City policies related to arts and culture and are consistent with this plan's Principles of Good Urban Design.

1.6.3   Supporting Innovative Reuse and Restoration of Valued Buildings

Redevelopment of sites containing homes and buildings with heritage value and character per this plan's Heritage Values Framework, should consider opportunities to conserve, celebrate and pay homage to the asset, including through adaptive reuse.

1.6.4   Limited Heights in Harbour Flight Paths

Where a property falls within an Obstacle Limitation Surface (OLS) for the Victoria Inner Harbour Airport, proposed development or modifications to existing buildings will be limited. The OLS and associated polices, regulations and guidelines restrict building heights along flight paths that cross over the city and intersect the harbour. Where a proposal is within the OLS or adjacent to the Inner Harbour, Transport Canada shall be consulted early to identify potential conflicts and advise on design. Where a proposal is adjacent to the OLS or along the Gorge Waterway, applications should be referred to Transport Canada for comment on any potential impact to airport harbour operations.

1.6.5   Logical Assembly of Development Sites

All development should strive to assemble properties in a manner that:

- Facilitates a desirable and replicable pattern of development that supports livability in the proposed development and enables neighbouring sites to develop to an equal standard.
- Achieves a perimeter block form of development

- Accommodates desired housing types and forms, including a mix of unit sizes.
- Enables this Plan's Principles of Good Urban Design to be met.

1.6.6   Discouraging Panhandle Lots and Subdivision to Small Lots

New development should focus on maximizing potential for housing units and on-site open space; the creation of panhandle or small lots through subdivision or rezoning is discouraged.

1.6.7   Considering Hazards and Risks in New Development

New development should consider localized hazards, risks and vulnerabilities related to natural or climate related events, including seismic and tsunami hazards identified on the Seismic and Tsunami Hazard Map in Schedule D and consider building and site designs that:

- Avoid features that may exacerbate risks associated with know hazards and vulnerabilities and incorporate features that mitigate and reduce risk wherever possible.
- Avoid land clearing or construction practices that may exacerbate known hazards.
- Minimize disruptions following a disaster by supporting ongoing services and enabling efficient restoration of basic needs (such as water, power and communication).
- Enable reliable and efficient access for the delivery of emergency services following a disaster.

1.6.8   Encouraging Sensitive Site Planning in Ecologically Rich Areas

New development should seek to conserve major ecological assets that contribute to Victoria's green infrastructure:

- Where significant natural assets exist, subdivision is generally discouraged and ecologically focused site planning for new development is encouraged.
- For the protection of significant natural assets in new development, the City will consider conservation covenants, incentives or other mechanisms to protect the assets.

1.6.9   Equitably Contributing to Costs of Growth

New development will assist in paying for the infrastructure and amenities to support growth, including for new, expanded or renewed sewers, streets, parks, public spaces and community centres as prescribed in regularly reviewed and updated city policies and regulations that determine appropriate and equitable contributions.

1.6.10 Supporting Innovation in Development

Where proposed development is consistent with **Figure 3: Principles of Good Urban** Design, development may depart from the 1.5 Urban Structure Concept and Guidance in this plan to catalyze innovative approaches to realizing Vision 2050, including for:

- Projects that **meaningfully advance affordability** objectives, such as primarily non-market housing projects or projects with alternative affordable tenure models like community land trusts or affordable cooperative housing.

- Projects that **meaningfully support long-term reconciliation** and meet the needs of the Songhees Nation, the Xwsepsum Nation or the urban Indigenous community.
- Projects that meaningfully preserve or enhance heritage assets in line with the City's Heritage Values Framework.
- Projects that **meaningfully deliver major community infrastructure**, such as major library, gallery, museum or recreation spaces.
- Projects that **meaningfully advance low-embodied carbon development solutions**, such as those that demonstrate or model low-embodied carbon design, building and construction like mass timber or modular forms.
- Projects that **provide significant climate action benefits**, such as incorporating a low-carbon district energy system or preserving significant natural assets like riparian areas or large, intact Garry oak ecosystems.

1.6.11 Departures from Urban Structure Concept

Where development proposals depart from the Urban Structure Concept to meet objectives in 1.6.1, applicants should:

- Undertake a comprehensive development process that considers public priorities for the area and demonstrates thoughtful response to site planning and design.
- Ensure the application supports the envisioned general use for the area and that proposed uses are compatible.
- Ensure the need for community infrastructure, amenities and public open spaces will be met in the context of increased residential or daytime populations.
- Ensure the scale and built form responds well to the envisioned context for the area.
- Where considering the regeneration or redevelopment of older non-market rental and cooperative housing, seek to retain the same number, size, bedroom mix and tenure of units on-site, and secure a below-market or affordable rent level or amenity contribution in accordance with the City's density bonus regulations and voluntary amenity policies.

Departures are not generally envisioned in Residential Infill areas.

1.6.12 No Land for Sand and Gravel Deposits

As a fully urbanized city, there are no sand and gravel deposits suitable for future sand and gravel extraction defined in this plan.

Vision 2050 City Actions

1. URBAN FORM AND LAND USE

B. Appropriately Fund the Costs of Growth

The City will develop, regularly review and update policies and regulations that ensure the cost of growth is sustainably, including for Community, Mobility and Blue Green Infrastructure.

Mechanisms may include development cost charges, amenity cost charges, development servicing requirements and other funding strategies. Regularly maintained asset management summaries will inform allocation of resources for civic infrastructure repairs, upgrades and replacement in the City's 20 Year Capital Plan, consistent with the layered growth networks in this plan. The approach to realizing necessary upgrades and closing service level gaps will consider the policies of this plan, including an emphasis on climate-forward solutions, partnerships and equitably distributing the costs of growth across user groups.

C. Provide Clear but Flexible Guidance for Redevelopment

The City will maintain a clear but flexible policy guidance for development applications that is nuanced and responsive to local needs and conditions, consistent with the intent of this plan.

D. Maintain and Implement a Strategic Approach to Meeting Housing Need

The City will maintain a responsive strategy for meeting Victoria's housing needs in line with the policies and objectives of this plan. The strategy may identify or include new or updated policies, bylaws, initiatives or other mechanisms that advance the provision of housing and meet community needs.

E. Maintain and Implement a Strategic Approach to Climate Action and Leadership

The City will maintain a strategic planning approach for reducing greenhouse gas emissions and improving climate resilience in line with the policies and objectives of this plan. The approach may identify or include new or updated policies, bylaws, initiatives or other mechanisms that progress climate action and improve Victoria's ability to adapt.

F. Update Development Regulations, Processes and Procedures

The City will review, update and maintain policies and bylaws to:

- Establish clear processes and procedures for building and development applicants.
- Specify instances of delegated authority, supportive of streamlined processes.
- Outline expectations for consultation and public engagement where appropriate.
- Seek to align City regulations and approvals processes with those of other public agencies and authorities to support streamlined processes and the objectives of this plan.

G. Update and Implement Victoria's Heritage Program

The City will review and update of its heritage program, including consideration of:

- Development of a citywide heritage policy that reflects best practices and integrates this plan's Core Values and Heritage Framework.
- Considers intangible heritage in tandem with tangible heritage and ways to recognize, communicate and interpret all types of heritage, including Indigenous and other cultural heritage.
- Continues to use the heritage conservation tools available to local governments to recognize, protect and conserve properties with heritage value.
- Aligns with and informs City guidelines to encourage all development to be of a quality and level of innovation that could become heritage assets of the future.

H. Update and Implement a Plan for the Downtown Core

The City will update and implement a plan for the Downtown Core Area as an economically vital, socially vibrant and attractive mixed-use urban centre for the Capital Region.

The plan will continue to provide guidance and direction for:

- Urban form and character that advances the policies and objectives in this plan.
- Land use and development patterns that respond to the Working Harbour, the Transit Priority Network, mobility hubs and other community nodes within the area.
- Heritage conservation and celebration, intangible heritage in line with the arts, cultural and reconciliation objectives of this plan.
- Economic vitality and vibrancy, including consideration of diverse sectors, support for existing industries and local businesses and opportunities to catalyze arts, culture and innovation.
- Cultural and institutional places, features and facilities that contribute to a creative and vibrant downtown and anchor the region's tourism economy.
- Low carbon mobility to, from and within the downtown.

I. Update and Implement a Comprehensive Plan for the Greater Victoria Harbour

The City will update and maintain a plan for the Greater Victoria Harbour that:

- Considers the Outer, Inner and Upper Harbour, the Selkirk Waters and the Gorge Waterway.
- Maintains the vitality and economic viability of Victoria's Working Harbour, defined as:

The Working Harbour is a vital and dynamic maritime space that reflects Victoria's cultural and economic identity. It supports regional economic objectives and the Blue Economy by balancing sustainable development with ecological stewardship. It accommodates diverse activities, including water-dependent industry, marine and air transportation, commercial enterprises, institutional functions, marine and residential living, and recreational opportunities.

- Considers policy and regulatory updates to ensure continued viability of the Victoria Inner Harbour Airport.
- Encourages urban design that enhances the Harbour as an iconic marine gateway.
- Encourages and enables modern, low carbon mobility to, from and within the Harbour.
- Promotes comfortable and enjoyable public access to and along the waterfront.
- Maintains views from public vantage points along and across the Harbour.
- Reflects the deep Indigenous and diverse cultural heritage of the Harbour, including in its built form, its functions, its public spaces and its programming.
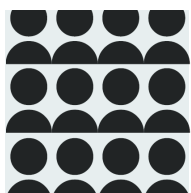
2. Community

A healthy and thriving community is a key element of the 2050 Vision. The strength of a community relies on the wellbeing of each of its members. Places to gather, socialize, learn and play serve an important role in fostering social cohesion and a shared sense of identity. They help to define the physical, social and cultural fabric of Victoria. Villages and centres, parks and plazas and community, recreational, cultural and civic spaces are important not just for health and wellbeing, but also serve as forums for dialogue and the exchange of ideas. These spaces act as catalysts for residents to actively shape Victoria's identity.

As Victoria grows and evolves toward the 2050 Vision, this network of public and private spaces must also grow and respond to community needs and the realities of a changing climate.

2.1 Villages and Centres

2.2 Urban Parks

2.3 Linear Parkways

2.4 Climate Forward Growth

2.5 Community, Cultural and Civic Spaces

Objectives for Victoria's Community Networks

Victoria's Community Networks are the foundation of community health, wellbeing and happiness. This plan provides guidance on mechanisms, approaches and priorities for enhancing and connecting community infrastructure through redevelopment and capital investment to appropriately balance and achieve the following objectives:

1 | **Spaces for Greeting, Gathering and Meeting Daily Needs Close to Home**
Enhance social cohesion and community wellbeing through the planning and design of public and private spaces that meet daily needs close to home and facilitate spontaneous social interactions as well as planned events and activities.

2 | **Climate Forward, Inclusive and Connected Public Spaces**
Plan, design and invest in parks, linear parkways and civic spaces to reflect the needs and experiences of diverse ages, abilities and lifestyles and to showcase how public spaces can support climate adaptation and low carbon living.

3 | **Practical, Enriching Recreation and Community Amenities**
Strategically plan for equitable and sustainable access to community and recreation services and amenities as well as arts and cultural assets that enrich daily life.

4 | **A Thriving Arts and Cultural Community and Economy**
Create, enable and support arts, entertainment, learning, sport and recreational facilities that contribute to a prosperous economy and a culturally engaged community.

5 | **A Safe, Healthy and Resilient Community**
Maintain modern public facilities that support individual and community safety, health and wellbeing as well as opportunities for active living.

Partners

Community Networks

Several other governments, organizations and community groups are Victoria's partners in realizing Community Network Objectives.

GOVERNMENT AND AUTHORITIES
▼

- City of Victoria, including
- Victoria Fire and Emergency Operations
- Victoria Police Department
- CRD and neighbouring municipalities
- Schools and School Districts
- Health Authority
- Provincial ministries responsible public health, education and well-being
- Federal entities that fund and support community infrastructure

NON-PROFIT ACTORS
▼

- Community groups and organizations
- Social service providers
- Local economic development organizations
- Indigenous and intercultural organizations
- Placemaking organizations

MARKET ACTORS
▼

- Commercial and retail business
- Commercial and retail developers

SOCIAL SERVING FOR PROFIT
▼

- Childcare providers
- Arts, cultural and community serving businesses

COMMUNITY MEMBERS

2.1 Villages and Centres

Community nodes - Villages and Town Centres - are the hearts of the community. They are crucial not just for their offering of daily needs and services, but also for the opportunities they provide for social interaction and physical connection. Victoria benefits from a strong network of community nodes, many of which were established as the city formed around a streetcar system in the early 20th century.

As Victoria advances toward Vision 2050, this strong network will be maintained and enhanced. It will grow in alignment with new transit nodes and adapt to meet community need. Each Town Centre and Village in the city will grow to have a diverse range of services and amenities as well as publicly accessible gathering spaces, integrated with the Urban Parks network.

2.1.1   A Network of Evolving Complete Communities

City investments and land use decisions should support, complement and contribute to a diverse and connected network of community nodes, existing and new, as illustrated on the Village and Centres Map in Schedule D, that:

- Encourages and supports local economic development.
- Anchors complete, low carbon communities with access to a range of services and amenities.
- Integrates and enhances public spaces that meet local community needs.
- Reflect Victoria's Core Values as expressed in this plan.

2.1.2   Part of the Mobility Network

Villages and Town Centres are Mobility Hubs and should support easy and convenient connections to transit stops and bike routes. They should include bike parking, passenger loading and accessible parking and, where appropriate, access to low-carbon shared mobility options.

2.1.3   Transit Supportive Uses and Densities in Town Centres

Town Centres are aligned with Major Mobility Hubs – the intersections of key mobility routes and infrastructure. The envisioned diverse, higher density housing and employment opportunities in these areas will facilitate easy connections for more people around the city and region through high levels of transit service.

2.1.4   Desired Uses and Features in Town Centres

Preserve, enhance and develop the following uses and features in Town Centres:
- Regional and city-wide destination retail, in addition to small format retail.
- Health, community and social services.
- City-serving community, recreation, educational, arts and cultural spaces.
- Large, purpose-built and programed public open spaces aligned with Mobility Hubs.
- Improved and extended pedestrian networks.

2.1.5   Community Serving Uses in Villages

Community and Local Villages enable walkable, rollable and car-light living. The

mix of community and commercial services and amenities in Villages should serve the surrounding local areas to support the development of complete, low-carbon communities.

2.1.6   Desired Uses and Features in Community and Local Villages

Preserve, enhance and develop the following uses and features in Community Villages:

- Small format, fine-grained retail that supports community vitality and local business growth.
- Local-serving community, recreation, arts and cultural spaces.
- Health, community and social services.

2.1.7   Publicly Accessible Open Space in Centres and Villages

Each Village and Town Centre should have an internally connected network of public open spaces that feel comfortable, welcoming and safe. These spaces should range in size and function, from tree-shaded seating for comfort, to parklets and plazas that facilitate gathering and social connection, to enjoyable pedestrian connections.

2.1.8   Vibrant Places with Public Art, Placemaking and Activity

As central community gathering places, Villages and Town Centres should encourage and be designed to enable public art, place-making and community events that are reflective of the local community and Victoria's identity.

2.1.9   Comfortable Places for People

Pedestrian priority will be enhanced on streets within Villages and Town Centres, while still providing and balancing the necessary commercial loading, vehicle access and throughness. Where possible, they should align with and connect to linear parkways as described in this plan.

2.2 Urban Parks

Parks and open spaces are a vital part of the urban fabric. They contribute to a variety of ecosystem services that reduce carbon emissions, replenish watersheds and support biodiversity. They are foundational to healthy communities, offering inclusive amenities and opportunities for recreation, socialization and nature-based experiences that contribute to physical and mental wellbeing.

Victoria is a largely built-out city where land costs are high. Opportunities to realize new, large park space will be limited in the coming decades and the demand for public park spaces will grow as denser forms of housing are added. As the city continues to urbanize, Victoria's system of public parks and open spaces will be strategically managed to meet these growing numbers of social, public health, climate and environmental objectives. Private open spaces will complement the public network in new ways and through novel approaches to meet community need.

2.2.1   Recognizing the Multi-functionality of Urban Parks

Parks are core components of the Community and Blue Green Networks, serving diverse social and environmental purposes. Victoria's Parks and Open Spaces, as generally identified in the Map in Schedule D, should evolve over time to create a connected and layered Urban Parks Network that maximizes ecological functions and meets recreational and gathering space needs.

2.2.2   Developing the Urban Parks Network Based on Need and Equity

The provision of parks and open spaces will consider the role of varying urban park types in meeting community need as illustrated in Figure 8: Victoria's Urban Parks. Related City investments and land use decisions will seek to meet need and close equity gaps based on the following considerations:

(a) **All Ages and Abilities Needs:** Demographics in the park catchment area, including age, household composition and dwelling type and access to commonly needed recreational assets, programming and gathering spaces.

(b) **Access to Nature and Natural Spaces:** Daily opportunities to experience elements of nature in the park catchment area that contribute to health and wellbeing, including local tree canopy cover, vegetation index and walkable or rollable access to major natural areas like parks, beaches and watercourses.

(c) **Quality of Place:** Recreational features and programming opportunities in the park catchment area that contribute to community and economic vibrancy, including recreational equipment, outdoor furniture and shelters and spaces for performances, festivals or mobile food services.

(a) **Current Park Usage:** Current levels of park use by activity type and opportunities to improve the efficiency and breadth of benefits in parks spaces that already experience high levels of demand.

Figure 8: Victoria's Urban Parks Network

Victoria's network of Urban Parks is made up of parks, pathways and open spaces that vary in size, programming, functionality and jurisdiction, each meeting diverse social, cultural and ecological needs.

The Urban Park System is dynamic, vibrant, playful, sustainable, inclusive and diverse. It engages residents and visitors with the unique ecosystems, culture and character of the city, supports health and wellness for all, and protects natural areas as a vital resource.

Urban Parks have different population **catchment areas**, ranging from local to citywide to regional to interregional based on their type, size and programming. They range in function and may have layered functions that serve both a local and broader catchment area. They may be owned or operated by the City or another public entity, or they may be privately owned with public access agreements.

All Urban Parks serve the community today and will evolve into the future to serve a growing population and respond to the changing climate.

Type	Function
Parks	**Gather | Recreate | Play | Connect | Preserve**
	May offer child-friendly designs and play equipment, dog-friendly areas or exercise equipment. Provides places to connect with people and nature, like seating, gardening and urban agriculture or pathways. May include physical connections between places for people and ecosystems to support biodiversity. Provides opportunities for passive recreation and play.
Outdoor Recreation	**Recreate | Connect | Play**
	Emphasizes dedicated recreational facilities like sports fields, courts, turfs, tracks, or skate and bike parks. May include physical connections between places and opportunities for passive recreation, play and experiences in nature.
Large Squares, Plazas	**Gather | Celebrate | Connect**
	Large public or privately-owned but publicly-accessible spaces that emphasize opportunities for gathering and temporary or flexible programming that offers both cultural and community benefits with reasons for people to stay, play and eat.
Smaller Plazas and Street Parks	**Gather | Connect**
	Small public or privately-owned but publicly-accessible spaces that provide opportunities for casual gathering. May include a street park integrated into the broader linear parkways network, or a plaza in a village or near another community or cultural place.
Natural Areas	**Gather | Connect | Preserve | Explore**
	Provides opportunities to experience and learn about nature while preserving and enhancing its function to serve the community, including protection of ecologically sensitive area and providing new connections to support biodiversity and resilience.
Water	**Gather | Recreate | Play | Connect | Preserve**
	Provides opportunity for water-based recreation and waterfront programming, while balancing opportunities to enhance ecological function and support economic activity.
Pathways and Greenways	**Connect | Recreate | Gather**
	Linear routes that connect the park types above and other elements of Victoria's community network. These are important parts of both the Mobility and Blue Green Networks, stitching together people, places and ecology. (See Linear Parkways Section for more.)

2.2.3 Prioritize Existing Spaces and Maximize Their Functions

City investment in parks and open spaces will emphasize and prioritize strategic management of and enhancements to existing spaces in the Urban Parks Network, maximizing opportunities for play, relaxation, social connection and ecological function.

2.2.4 Complementary and Tactical Acquisition

With limited expansion opportunities and high land costs, the City will tactically acquire new parks, open spaces and pathway connections to complement and better connect the existing Urban Parks Network, as guided by a Parks Acquisition and Development Framework centered on the principles in **Figure 9: Urban Park Investment Principles**.

Figure 9: Urban Park Investment Principles

Investment in parks, open spaces and linear parkways should:

1) Enhance. Maximize network function with a focus on biodiversity, wildlife habitat, water quality and other ecosystem services, while still ensuring ample social spaces for diverse community members.

2) Include. Prioritize opportunities that close the gap in equitable access to public open spaces, recognizing areas that are deficient in designated park space, high tree canopy coverage or proximity to nature.

3) Partner. Embrace partnerships with other governments, organizations and entities to deliver new spaces and improvements to assets in the network that meet multiple mandates or serve communities across jurisdictions.

4)Integrate. Guided by the City's Principles of Good Urban Design, ensure public open space, the built environment and mobility paths and corridors are responsive to one another to contribute to high quality urban places.

2.2.5 Public Spaces in New Development

Where redevelopment in Villages, Town Centres or other strategic areas contributes public space or publicly accessible private space, design and site the contribution to complement the broader Urban Park Network and the needs of the catchment area.

2.2.6 Guiding On-Site Open Space Programming in Private Development

On-site open space on private property plays an important role in the city's broader network of open spaces. On-site open space should strive to complement and supplement public spaces where possible through thoughtful design approaches and responsive programming, including for outdoor play, recreation and food growing.

2.2.7   Integrate Multi-Generational Designs

Where Urban Parks emphasize social functions, design them to support a multi-generational city through opportunities for play, exploration and learning for youth of all ages, as well as spaces for social interaction and activities for all abilities.

2.2.8   Steward and Reflect Diverse Cultural Heritage

The Urban Parks Network should protect and steward cultural heritage landscapes and seek opportunities to recognize and celebrate the value of history and place, including Indigenous and diverse cultures.

2.2.9   Consider Opportunities to Support Sustainable Food Systems

Where suitable and appropriate, consider the provision of allotment gardens or other community food production opportunities in urban parks, particularly in areas of the city where access to community or individual food growing opportunities is low.

2.3 Linear Parkways

Linear Parkways are a novel and important part of Vision 2050. They complement the broader Urban Parks Network, are integrated with Mobility and Blue Green Networks and enable Victoria to urbanize in a manner that ensures community needs are met and the public realm meaningfully responds to a changing climate.

Linear Parkways build on the City's long history of providing green, active mobility routes and places that highlight nature and greenery, including the long-established Greenways Network and the more recent All Ages and Abilities cycling network. This plan provides guidance to build on these assets and better connect community amenity and activity nodes through a network that includes small, community-oriented Street Parks and Plazas along the way.

What are Linear Parkways

Linear Parkways represent a renewed vision to incrementally and creatively repurpose road space to support community and re-introduce nature into the city. In strategic locations across the city, linear parkways may emphasize the urban forest, creek daylighting, habitat biodiversity, social gathering, public art and placemaking, play, food growing, and overall wellness. By nature, they prioritize active and accessible mobility needs including slow, shared and safe streetscapes, and destinations for community and ecology. Depending on unique site conditions and development opportunities, each may highlight specific benefits over others. The Linear Parkways Framework is premised on two objectives: Enhancing Connectivity and Creating Park-Like Experiences.

Enhancing Connectivity

This will be achieved by refining and continuing to implement the Greenways Network through Complete Streets and other capital programs and in collaboration with regional greenway partners, including context-sensitive design guidance that provides enhanced pedestrian priority, active transportation connections, biodiversity corridors, urban forest, and green stormwater infrastructure throughout the city.

Creating Destinations for Park-Like Experiences

This will be achieved by way of a new program for Street Parks and Plazas. Street Parks and Plazas are spaces within the public right-of-way that re-integrate nature into the city while creating new destinations and improving active transportation experiences. Pedestrians, community wellbeing, gardening, play and ecological function are prioritized over traditional car-oriented uses. Street Parks emphasize ecological function and Street Plazas emphasize social functions, but elements of both may be found in each, and priority mobility functions will be maintained. Street Parks and Plazas are an important element of the Urban Parks Network, they complement, but do not replace the need for Parks, Outdoor Recreation space, or natural areas.

2.3.1 Create More Park-like Experiences Through a Linear Parkways Network

Establish and implement, over time, Linear Parkways to enhance and complement the social, health, environmental and climate benefits of parks and advance the objectives of the Mobility and Blue Green Networks, including through a Street Parks and Plazas program.

2.3.2 Connect the Network for Accessible, Enjoyable and Direct Pedestrian Routes

Guided by the Linear Parkways Map in Schedule D, seek to connect community amenity and activity nodes including parks, community centres, mobility hubs, villages and centre including through priority pedestrian and active transportation improvements.

2.3.3 Identify and Implement Street Park and Plaza Opportunities along the Network

Identify opportunities through City investments and land use decisions to repurpose under-utilized roadways for Street Parks and Plazas within the Linear Parkways Network as follows:

- Create great public spaces for gathering and integrated ecological services and corridors, enabling community and ecology to coalesce at strategic locations throughout the city.

- Complement and connect other components of the Urban Parks Network with places for park-like experiences on streets, while still ensuring an equitable allocation of diverse Urban Parks throughout the city.

- Consider different opportunities for different streets, including local, lower volume, and slower 'shared' streets, and small street-end plazas, as well as on larger higher volume complete streets.

2.3.4 Complement the Blue Green Network Concept and Goals

Linear Parkways should support ecological connection and function by seeking opportunities to maintain or enhance the corridors and nodes generally identified on the Conceptual Blue Green Network. In accordance with Blue Green policies, green infrastructure in Linear Parkways should seek to lower future asset management costs and improve climate resiliency.

2.3.5 Maintain Essential Right-of-Way Functions and Advance Mobility Objectives

Ensure core right-of-way functions are maintained as Linear Parkways are implemented, including the provision of utility corridors, emergency service access and balanced vehicle access where necessary. Coordinate opportunities to advance Linear Parkways and active transportation objectives.

2.3.6 Recognize and Reflect a Spirit of Reconciliation

Consider the City's objectives for Truth and Reconciliation, particularly as they relate to acknowledging land and waters when rethinking the role and function of public lands in the development of linear parkways. Seek opportunities and work with the Songhees and Xwsepsum Nations to celebrate, acknowledge and reflect Indigenous histories and cultures in linear parkway implementation.

2.4 Community, Cultural and Civic Spaces

Victoria thrives because of its strong network of community serving, cultural and civic spaces. Community and recreation centres provide places for people to gather, recreate, develop community, enhance skills. Social and cultural spaces provide opportunities to engage with visual and performing arts. Civic facilities and public institutions – Victoria's fire halls, police stations, community and health facilities – support individual and community safety, health and wellbeing. All of these places provide a fundamental need – enabling residents to support one another, thrive and reach their full potential.

As Victoria advances toward Vision 2050, community, cultural and civic spaces will need to evolve to meet increased demand and support shifting demographics. Community and recreation centres will need to maximize their functions to meet broader community needs. Arts and cultural assets will need to be maintained, enhanced and supported in the context of competitive land uses to ensure a vibrant community and thriving, diverse economy. Public health and safety facilities will need to be renewed, expanded and adapted to serve a growing population.

2.4.1   Support an Efficient Network of Community and Cultural Spaces

City investments and land use decisions should support, complement and contribute to a diverse and connected network of community and cultural spaces, as illustrated in **Figure 10: Victoria's Community and Cultural Spaces** and as follows:

(a) A Coarse-Grained Network of Large, Multi-functional Places

Prioritize investment in and provide support for major community places that are located, designed and programmed to serve large population catchments and diverse community need, ensuring widespread access by public transit and safe, accessible mobility routes.

(b) A Fine-Grained Network of Local-Serving Places

Complement and build upon a core network of major community and cultural places, by enabling and supporting the enhancement of local community places to fill gaps and meet community needs, including through co-location of smaller, all-season community spaces in private development and diverse and innovative placemaking and programming on public lands and in civic facilities.

Figure 10: Community Space Network

Victoria's community-serving and cultural space network is made up of places diverse in scale, nature and service levels. As Victoria continues to grow and urbanize, major community places will need to serve a greater number of residents, while a strategic network of local-serving places will contribute to community vitality. Both major and local places play an important role in supporting a healthy, welcoming and equitable community.

Major Community Places

Major community places serve larger population catchments (beyond the neighbourhood scale), including in some cases the whole city and communities beyond municipal boundaries. They are typically large institutional spaces run by a public entity or not-for-profit organization and funded with public dollars. As Victoria continues to evolve into a compact, accessible city maximizing investment in major assets will support all local areas.

Local Community Places

Local community places serve smaller population catchments. They are often co-located with other public and private uses and in some cases may be privately run. While major assets are foundational, serving the entire city, local assets fill the gaps in between, providing nearby resources to meet local community need.

MAJOR COMMUNITY PLACES

- Multifunctional Parks, Recreatio and Community Spaces
- Arts and Cultural Venues
- Community Supporting Spaces and Organizations
- Professional, Educational and Care Facilities

LOCAL COMMUNITY PLACES

- Small Arts and Cultural Spaces
- Local Community Hubs
- Small Public Spaces

Key Elements of the Network

2.4.2   Reflects and is Inclusive of Diverse Cultures

The development and evolution of the Community and Cultural Place Network should seek to respond to Victoria's evolving demographics and diverse cultural needs, including needs unique to intergenerational households of varying sizes as well as public and private space needs specific to diverse socio-cultural traditions and practices.

2.4.3   Provides All Seasons Opportunities

New and redeveloped assets in the Community and Cultural Place Network should enable opportunities for social connection and recreation in all seasons, designing outdoor spaces for year-round enjoyment and supporting equitable provision of indoor spaces throughout the community.

2.4.4   Models Climate Forward Growth and Living

City-owned civic facilities will be assessed and monitored for emissions performance and alignment with climate forward growth objectives to inform retrofits. New facilities should serve as a model for low-carbon development, aligned with Climate Forward Growth policies of this plan.

2.4.5   Reflects a Culture of Social Connection and Active Living

Community and Cultural Places should promote an active, vibrant and socially connected community, creating diverse spaces to gather for sport, leisure, art, culture and an array of community passions.

2.4.6   Supports and Grows the Urban Food System

Support visible, community-oriented production of urban food across the Community Serving and Cultural Places Network, including on public and private property, as well as production, distribution, processing and storage uses that contribute to an equitable and sustainable food system.

2.4.7   Preserves Arts and Cultural Space

Redevelopment of arts and cultural assets should seek to preserve or expand the provision of space and service levels when considering redevelopment.

2.4.8   Grows Opportunities for Arts, Maker and Production Spaces

Spaces and uses that support arts and culture, such as maker spaces, art and production studios are encouraged in employment lands.

Growing and Evolving the Network Over Time

2.4.9 Evolving the Network Based on Need and Equity

The development and evolution of the Community and Cultural Place Network should prioritize opportunities to close equity gaps and address the current and future needs of the catchment area, including consideration of age, ability, income, household composition, dwelling type and competitive access.

2.4.10 A Flexible Approach, Embracing Strategic Opportunities

Notwithstanding the above direction, the City should be adaptable and flexible in its approach to the provision of City-owned assets in the Community and Cultural Space Network, embracing opportunities as they arise and responding to community needs as they evolve.

2.4.11 Sustainable Service Delivery

City investments and decisions related to the Community and Cultural Place Network should prioritize long-term financial sustainability of individual assets and optimal levels of service across the network.

2.4.12 Emphasizing Partnerships, Collaboration and Innovation

City investments and decisions related to Major Activity Hubs should consider the role of regional assets and embrace innovative cross-jurisdictional solutions to enhance the Network, including through joint use agreements, partnerships and collaborative funding.

2.4.13 Growing and Integrating Schools and Other Community Places

Continue to support the school district and other educational institutions in facility planning in the context of growth and urbanization and work collaboratively to meet shared objectives for education and community wellbeing in any redevelopment or altering of properties.

For more directions related to community infrastructure, see the Welcoming, Equitable City section.

Integrating Public Safety and Health Facilities

2.4.14 Support the Provision of Public Safety Facilities

In planning, considering or investing in civic facilities, support the Healthy, Safe and Resilient City policies in this plan, by:

(a) Supporting Equitable and Inclusive Public Safety

Through the planning, provision and maintenance of police stations and other community safety facilities that advance and promote an equitable and inclusive approach to public safety and security.

(b) Planning for Modern and Effective Emergency Response

Through the provision and maintenance of modernly equipped fire halls and emergency operation centres that consider community growth and an evolving mobility network to enable high-quality and timely emergency response.

2.4.15 Understand and Maintain Fire Service Needs

Maintain a current understanding of staffing, facility, land and apparatus needs for Fire Department operations in context of population growth, development, new technologies and a changing risk profile.

2.4.16 Encourage Accessible, Equitable Health and Wellbeing

Support and enable the development, expansion and enhancement of facilities that advance health and wellbeing throughout the city, including local and regional medical and wellness facilities as well as social services that support basic needs.

For more directions related to community safety and wellbeing, see the Healthy, Safe, Resilient City section.

Vision 2050 City Actions

2. COMMUNITY

A. Maintain an Asset Management Summary (Parks and Facilities)

The City will maintain a current understanding of City-owned assets, including civic, community, cultural, recreational and public facilities, and parks and open spaces, to inform capital budgets and long-range financial planning in line with the policies and objectives of this plan.

B. Maintain and Implement a Strategy for Planning for Parks and Open Spaces

The City will maintain a strategic planning approach to parks and open spaces in line with the policies and objectives of this plan. The approach may identify or include new or updated policies, bylaws, initiatives or other mechanisms to sustainably plan for the operation, management and development of the Urban Parks Network.

C. Maintain and Implement Strategies for Economic Vitality and Cultural Vibrancy

The City will maintain a strategic planning approach to arts, culture and economic development in line with the policies and objectives of this plan. The strategy may identify or include new or updated policies, bylaws, initiatives or other mechanisms that maintain and grow resilient, prosperous and vibrant city.

D. Maintain and Implement a Strategy for Community Safety and Wellbeing

The City will maintain a strategic planning approach for community safety and wellbeing in line with the policies and objectives of this plan, considering current needs, strategic directions and inter jurisdictional partnerships.

E. Establish a Linear Parkways Program

The City will develop a Linear Parkways Program that:

- Establishes policy and guidelines and nuances the Linear Parkways Preliminary Opportunities Map in Schedule D.
- Establishes criteria for the design, location, and prioritization of Greenways, Street Parks and Plazas that reflect the policy objectives of this plan, particularly those related to climate action, blue green infrastructure and community wellbeing.
- Establishes design standards and guidelines for different types of Greenways, Street Parks and Plazas responsive to unique opportunities and contexts.
- Establishes an implementation framework and program that is strategically opportunistic, enables incremental implementation that works toward long term improvements and establishes a sustainable resourcing and funding strategy.

F. Create a Strategy for Community Infrastructure

The City will develop and implement a strategy for community infrastructure:

- Establishes goals, objectives and metrics for measuring success in support of a resilient, adaptable and inclusive network of community infrastructure that enables people to thrive and live healthy lives in a compact, urban area.
- Focuses on community infrastructure assets and components that the City has direct or indirect influence over and clarifies roles and responsibilities.
- Emphasizes tangible outcomes that can be realized with direct municipal influence, including through City investment, development regulations and meaningful partnerships or collaborations.
- Identifies, encourages and promotes opportunities for regionally coordinated planning for recreational, educational and cultural assets.
- Explores new funding and opportunities and implementation mechanisms that leverage available resources to meet long term goals.
- Catalogues and develops a framework for prioritizing public realm improvements, including those previously identified in City policy.

G. Create and Maintain a Framework for City Acquisition and Development

The City will establish and implement a framework for land acquisition and development that advances the policies and objectives of this plan and:

- Seeks to expand, enhance and better connect the Urban Parks Network.
- Supports the development and enhancement of community infrastructure.
- Identifies opportunities for partnerships, collaboration and shared use.
- Prioritizes acquisition and investment based on equity, demography, intensity and opportunity.
- Defines tools, targets and potential sites for acquisition and enhancement based the policies and objectives of this plan.

H. Review, Update or Create Policy to Support Victoria's Urban Food System

The City will review, update or develop policies and regulations to support a healthy, resilient urban food system in line with the policies and objectives of this plan, considering opportunities to:

- Increase food production activities on public and private lands.
- Improve the management of food producing lands.
- Integrate food production in the public realm, including as part of the Community and Blue Green Networks.
- Encourage more viable food production opportunities in new multi-unit residential or mixed-use buildings, including edible landscaping, rooftop gardens and food-bearing trees.
- Encourage more viable food production opportunities on existing private land, including food-friendly and ecosystem-friendly outdoor spaces, such as food gardens or pollinator habitats.
- Support urban farming and food production appropriate to Victoria's urban setting.
- Pilot innovative approaches to urban food production, processing and food waste recycling, including in non-traditional locations.
- Engage in coordinated efforts to improve local and regional food and agricultural systems.

3. Mobility

Mobility networks and hubs play a key role in shaping quality of life for residents today, and for generations to come. Making it easy to choose healthy, sustainable and accessible transportation options is crucial for wellbeing, community inclusion and climate action. Safe and functional mobility networks for goods and services movement and emergency response are required for a prosperous and resilient city.

As Victoria grows and evolves toward the 2050 Vision, its Mobility Networks and Hubs will have new roles to play. They must increasingly support traditional and novel low-carbon mobility options, providing practical alternatives to single occupant, privately-owned vehicles, support the local economy and make the most of new opportunities to meet social and environmental objectives in the public right-of-way. New frameworks, rooted in our values, will be needed to balance increasing demands and trade-offs on our streets and at the curb.

3.1 Mobility Networks

3.2 Mobility Hubs

Objectives for Victoria's Mobility Networks

Victoria's Mobility Networks and Hubs connect our city, advance climate action, support affordability, and contribute to a prosperous and equitable community. This Plan provides guidance on mechanisms, approaches and priorities for managing and improving mobility networks and hubs through redevelopment and capital investments to support the following objectives.

1 | ### Complete, Connected, Low-Carbon Communities
Develop complete communities connected by low-carbon and accessible mobility options and supported by resilient infrastructure that facilitates emergency and goods movement.

2 | ### Seamlessly Coordinated, Future Oriented Travel Options
Advance seamlessly integrated transportation services and modal networks, coordinating walking, cycling, transit and vehicle networks with consideration of future mobility needs, curbside space priorities and supporting technologies and services.

3 | ### Prioritize People Over Vehicles
Work towards a future mobility network that ensures equitable opportunities for all, allowing users to travel safely and comfortably, regardless of their location or mode of travel, with reduced emphasis on moving private automobiles quickly through the city.

4 | ### Create Vibrant, Integrated Destinations Along Mobility Networks
Design and animate mobility hubs and networks to serve as focal points for activity with amenities and features that make them attractive, not just as thoroughfares, but as destinations with housing and community activity.

5 | ### Repurposing the Right-of-Way
Support the reallocation of road space for linear parkways in line with the Community and Blue Green Network objectives of this plan while continuing to advance mobility network objectives.

6 | ### Bringing our Coastal Identity into the Way We Move
Support the development of a waterways network and water-based transportation that is integrated with the broader Mobility Networks.

Partners

Mobility Networks and Hubs

Several other governments, organizations and community groups are Victoria's partners in realizing Mobility Objectives.

GOVERNMENT AND AUTHORITIES
▼

- City of Victoria
- Victoria Fire and Emergency Operations
- BC Transit
- CRD and neighbouring municipalities
- First Nations
- Provincial ministries responsible for mobility infrastructure and public transport
- Federal entities that fund and support mobility infrastructure and pubic transport
- Transportation service providers

NON-PROFIT ACTORS
▼

- Community organizations and groups

SOCIAL SERVING FOR PROFIT
▼

- Car Share Providers

COMMUNITY MEMBERS

3.1 Mobility Networks

Victoria's transportation networks provide a framework for the diversity of ways we move around the city – to get from the places we live, to the places we work and the places we play. These networks also allow goods and services to reach our community, and ensure we are connected in the event of an emergency. As places for people, they must provide functional space that is safe and comfortable.

As Victoria grows and adapts to a changing climate, our public rights-of-way will be increasingly relied upon to support functions in addition to mobility to help realize the objectives of the Community and Blue Green Networks. We must be nimble, adaptable and responsive in the way we plan and design these networks to support new mobility options and community needs.

3.1.1   An Incremental Approach to Clean, Seamless Mobility for All

As Victoria grows, its streets and public rights-of-way will evolve with that growth. The City will work to incrementally move toward a mobility system that prioritizes safety for all road users, improves connectivity, supports health and wellbeing, improves affordability and advances climate action.

3.1.2   Low Carbon Mobility Mode Shift

City investments, land use decisions, and road reallocation will consider the following target necessary to improve road safety, quality of life, and a reduction in on-road transportation emissions:

By 2050, 80 per cent of all trips made by Victoria residents to, from and within the region should be by walking, rolling, cycling, or public transit (70 per cent by 2038).

By 2050, 99 per cent of Victoria residents live within 400 metres of frequent transit service and within 200 metres of an all ages and abilities cycling route.

3.1.3   Embracing Contextual Priorities for a Shift in Personal Travel

Given Victoria's compact geography, and diverse land use, many trips can be made by active modes, with transit providing connections to further destinations in the city and region. To further support this, the continuum of personal mobility as illustrated in **Figure 11: Personal Mobility Priority**, will be guided by the following aims:

(a) Active Modes Should Make up Most Local Trips

The City will, over time, design and implement active transportation improvements to support and encourage walking, rolling and cycling for most local trips. Active Modes are encouraged by providing high quality infrastructure, and daily services and employment opportunities nearby the places we live.

(b) Transit Should Make up Most Local to Regional Trips

The City will, over time, improve accessibility and comfort to, from, and at transit stops. In addition, transit priority measures and service improvements will be introduced in coordination and collaboration with Mobility Partners. These efforts will collectively enable and encourage the use of transit for local and regional trips. As the region grows, new forms of transit will further unlock the mode shift potential of transit.
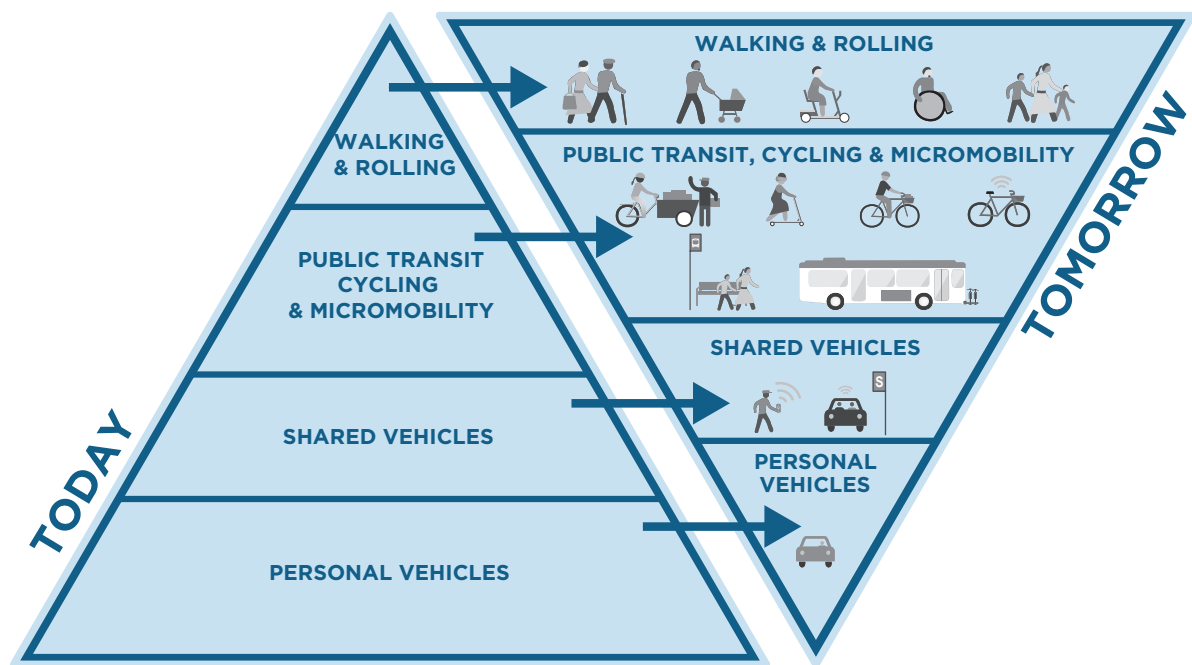
(c) Vehicle Use Should be Reserved for the Users that Need it Most

The City will maintain Truck and Emergency Response routes for the reliable movement of emergency vehicles and the viable movement of goods and services to support a prosperous economy.

(d) Encourage Low Carbon Modes

For all road users, low carbon mobility modes are encouraged, with the aim of transitioning vehicles away from fossil fuel use.

Figure 11: Personal Mobility Priority Continuum

TODAY

WALKING & ROLLING

PUBLIC TRANSIT CYCLING & MICROMOBILITY

SHARED VEHICLES

PERSONAL VEHICLES

TOMORROW

WALKING & ROLLING

PUBLIC TRANSIT, CYCLING & MICROMOBILITY

SHARED VEHICLES

PERSONAL VEHICLES

3.1.4 Mobility Networks

Consider the following mobility networks to inform right-of-way priorities to support a diversity of trips and services. These networks further inform streetscape design and include the following policy objectives (Mobility Network maps are provided in Schedule D):

(a) Improving Pedestrian Experience and Accessibility

City investments and land use decisions will increase accessibility, safety and comfort for pedestrians, including through:

- Ongoing improvements to sidewalks and road crossings.
- Through-block connections that increase pedestrian permeability in key locations.
- Linear Parkways, which envision a broader range of activities in the right-of-way to meet social and environmental objectives.

(b) Creating Continuous Bike and Roll Connections

City investments and land use decisions will seek to fill gaps in the cycling network, with an aim to provide community-wide coverage as identified on the Cycling Network Map, through safe, efficient and enjoyable connections between commercial, cultural and community-serving destinations.

(c) Realizing a High Coverage Frequent Transit Network

City investments, land use decisions and on-going advocacy for senior government funding will support BC Transit in delivering new forms of transit and achieving frequent transit service community wide and rapid transit connections to the greater region as identified on the Transit Priority Network Map, in accordance with the targets.

(d) Expanding the Street Right-of-Way through Strategic Land Dedication

As redevelopment occurs, the City will pursue road dedications in areas deficient in right-of-way width to support the incremental realization of a modern street network, including for improved walking, cycling and public transit facilities as well as other alternative forms of transportation.

(e) Maintaining Reliable, Modern Routes for Emergency Vehicles

Maintain efficient routes that ensure access to necessary services in the event of an emergency as shown on the Truck and Emergency Response Network Map, including street designs that facilitate best practices and technologies for emergency response.

(f) Maintaining Viable, Safe Routes for Industry, Goods and Services

Maintain efficient and viable routes for industry to support commercial and industrial activities as shown on Truck and Emergency Response Network Map, including through street designs that safely and efficiently accommodate trucks.

(g) Exploring a Waterways Network

As part of a comprehensive vision for the Greater Victoria Harbour, collaboratively identify and plan for a waterways network to support livability, economic prosperity and thoughtful integration with other City networks in a manner that is reflective of Victoria's coastal identity.

3.1.5   Recognizing Streets as Places for People, Mobility and Modern Urban Infrastructure

Urban streets are places for people as much as they are corridors for movement and spaces for crucial urban infrastructure, as illustrated in **Figure 12: Modern Street Functions**. They should be safe, comfortable and inviting while facilitating the necessary movement of people, goods and services.

Figure 12: Modern Street Functions

Modern urban streets must support a high density of diverse functions within the public right-of-way. Urban streets must continue to accommodate public transit, cycling, emergency response and goods-movement to support community wellbeing and prosperity. As Victoria grows and progresses toward Vision 2050, streets must also support other diverse functions, as described below.

Shared Mobility Space for the facilities and infrastructure required to support car, bicycle and micro-mobility sharing.

Loading Space for commercial, passenger and speciality vehicles such as handyDART to provide access to buildings and services.

Urban Forest Space for trees and landscaping to help meet the City's urban forest objectives, particularly in areas with limited natural space or low tree canopy cover.

Rainwater Management Areas specifically set aside to manage run-off and lessen the burden on the City's municipal infrastructure systems, particularly in areas where they can be most effective such as historic creek corridors.

Public Realm Areas, including road closures, to accommodate people gathering, particularly in areas that lack access to parks, plazas or other off-street public space.

Street Furnishing Areas for street furnishings, patios, and public art that facilitate high-quality pedestrian experiences, support placemaking objectives and provide functional needs such as utility access or electric vehicle charging infrastructure.

Utilities Space for surface, under-ground and above-ground utilities that are owned by the City and other providers.

New Mobility Interfaces to support new transportation services and interchange including passenger rail service, shared micro-mobility, and air- and water-based mobility services.

3.1.6 Advance Complete Streets While Embracing Eclectic Typologies

Continue to advance mobility objectives through context sensitive street designs that thoughtfully respond to envisioned land uses and mobility network functions to meet the needs of a growing community, as generally guided by **Figure 13 General Street Typologies**.

Figure 13: General Street Typologies

Local Streets vary in width and may include sidewalks, street trees, and on-street parking. Local streets are intended to be slow streets, typically accommodating fewer than 1,000 vehicles a day with speed limits of 30 kilometres an hour or less. The following features describe the intent on a variety of local street typologies:

- Pedestrian safety is prioritized with pedestrian comfort zones including sidewalks and safe streets for play.

- Green infrastructure is maximized and Street Parks and Plazas encouraged.

- Cycling and rolling is supported in a safe shared use environment

- Vehicle access is supported, but through traffic is discouraged to support low vehicle volumes and speeds.

- Transit service is encouraged on collector and arterial streets to make room on local streets for unique designs including linear parkways

- Parking may be accommodated on-street but safe pedestrian spaces and green infrastructure come first
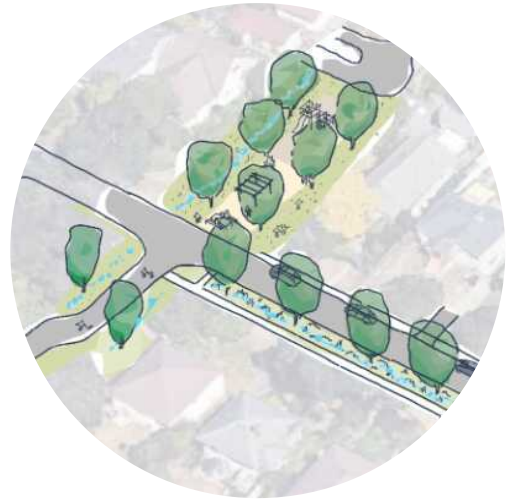
Collector Streets support vehicle access to the local road network and include additional mobility services such as transit service, goods and services movement, and cycling facilities. Collector streets are intended to support access and movement, typically accommodating between 1,000 and 8,000 vehicles per day with speed limits up to 40 kilometers an hour. The following features describe the intent on a variety of collector street typologies:

- Pedestrian safety is prioritized with wider sidewalks buffered from traffic and marked road crossings at strategic locations.

- Green infrastructure is integrated into flex zones which may include other streetscape elements.

- Cycling and rolling is supported in a dedicated area that is context sensitive to vehicle speeds and volumes.

- Vehicle access and movement is supported, but active transportation safety and performance come first.

- Both Local and Frequent Transit service is supported with well designed facilities and safe, comfortable routes to transit stops.

- On-street parking is accommodated in select locations and evaluated on need, but other streetscape elements prioritized

Arterial Streets are the most complex streets, supporting higher traffic volumes than collector streets and additional mobility services such as rapid transit. Safe, efficient use of these streets requires additional investments to separate transportation modes, ensure safe circulation at intersections and support regional mobility needs. Arterial streets are intended to support movement and may see traffic volumes that exceed 20,000 vehicles per day and high volumes of transit ridership. The following features describe the intent on a variety of arterial street typologies:

- Pedestrian safety is prioritized with safe road crossings and wider sidewalks that are buffered from traffic.

- Green Infrastructure are integrated into the streetscape with large mature street trees and green stormwater features encouraged.

- Cycling and rolling is supported in protected bike lanes and given safe accommodation at intersections.

- Vehicle access is encouraged on collector and local streets to improve road safety on arterial streets, and transit is prioritized over general purpose traffic

- Transit service is of the highest quality and supports higher density land uses and inter-regional trips

- On-street parking and loading will only be accommodated in select locations where there is space and need to support commercial land uses.

3.1.7   Investing in Public Transit and Connecting to the Region

The City will enable safe and efficient connections for residents and visitors within the city and region by:

(a) Supporting Growth Through Public Transit Investments

Undertake street improvements that align with and encourage high-quality transit service, including:

- Prioritizing transit movements on the Transit Priority Network.
- Prioritizing sidewalk and accessibility upgrades near transit stops.
- Focusing street and transit shelter improvements near interlining routes to ensure transfers are safe and seamless.
- Planning for rapid transit on key corridors, with a particular emphasis on Douglas Street.

(b) Continuing to Advance Transit Supportive Land Use

In line with the Urban Structure Concept of this plan, enable and encourage transit supportive growth and development.

(c) Increasing Advocacy and Partnership Efforts

In line with the People and Partnerships section of this plan, work with partners and advocate to other levels of government, agencies and organizations to accelerate network and service level improvements.

3.1.8   Embracing our Mobility Future

Remain nimble and prepared for new mobility technologies, devices and services that come to market, and encourage innovation to meet the growing demands on the public right-of-way, improve road safety, and reduce on-road transportation emissions, including through:

(a) Increasing Shared Mobility Options

Expand shared mobility offerings community-wide and in coordination with neighbouring municipalities, including the introduction of a public e-micromobility share program and an increased density and diversity of shared vehicles in redevelopment and curbside.

(b) Expanding the Electric Vehicle Charging Network

Expand the public electric vehicle charging network and support the integration of charging stations in redevelopment to enable the transition to zero emissions vehicles.

(c) Modernizing the Traffic Signal and Communications Network

Continue to modernize traffic signal infrastructure, introduce new road crossings and modern technologies to support road safety for all users.

(d) Renewing Major Corridors

Continue to refine and characterize existing and future "complete street" conditions along major roadways to support priority growth areas and better serve all transportation modes.

3.1.9   Renewed Approach to Parking and Curbside Management

Renew on-street and off-street parking management strategies and policies to support travel mode priorities, community prosperity, business vitality and Victoria's values through:

(a) Embracing Contextual Priorities for Curbside Space

Prioritize the use of curbside space through an operational decision-making framework that reflects City values, associated land uses and mobility priorities.

(b) Enabling and Encouraging Car-light Living

Support lower parked developments through Transportation Demand Management (TDM) policy and programs coupled with on-street parking management changes that prioritize public transit, walking, rolling, cycling and shared mobility.

(c) Ensuring Space for Those Who Need It Most

Where vehicle parking is provided, prioritize the provision of accessible parking and loading, and ensure that commercial parking supports the functional needs of businesses.

(d) Preparing for Parkade Renewal

Support strategies that add and shift parking capacity to areas outside of the

downtown, including through new public parking facilities (for vehicles and other low carbon modes) with convenient connections to active, transit and shared mobility networks.

(e) Valuing the Curb

Value curbside space by updating parking productivity and utilization targets, and introducing policies and programs to manage parking pressures, including in areas outside of the downtown.

3.1.10 Guiding On-Site Programming to Support Mobility

The design, placement, orientation and features of public and private development, including within mobility hubs, influence the quality and functionality of the streetscape and public realm. Redevelopment should consider the adjacent street typology and opportunities to complement its functions, including:

- Building placement and entries.
- Internal access routes.
- Building features, facilities and amenities that offer pedestrian protection, safety and comfort.
- Size and type of vehicles that need to access the building.
- Vehicle parking supply and placement (including accessible and car share parking, EV charging infrastructure and shared centralized parking resources).
- Passenger and commercial loading space.
- Secure and accessible parking for bicycles and other personal mobility devices.
- Access to end of trip facilities (showers, changerooms and lockers).

3.1 Mobility Hubs

Mobility Hubs are a strategic conflux of land use and mobility services and features, where people can seamlessly access a variety of transportation modes to access key destinations, employment and services. Mobility Hubs align with the Urban Structure Concept and Integrated Mobility Networks, typically sited near public transit and shared mobility services, with safe connections to the active transportation network, nearby accessible passenger loading, and supported by high-quality public space and wayfinding.

As Victoria progresses to Vision 2050, Mobility Hubs will evolve over time to provide efficient and seamless transportation options for all, growing with complementary land uses and diverse features that respond to the local context. Over time, they will enhance people's experience of living in and moving about the city.

What are Mobility Hubs?

Hubs are designated areas where different sustainable transportation modes are integrated seamlessly to help promote connectivity between destinations and trip generators. They are supported by higher density, mixed-use forms with diverse housing options, and rely on four core components:

Location

Located on a rapid or frequent transit corridor or within a mobility-oriented development area.
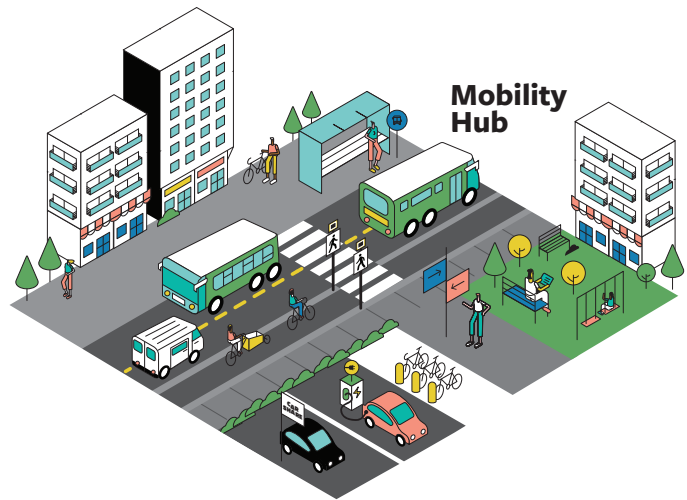
Service

Served by shared mobility infrastructure and services.

Connection

Linked by active and low-carbon transportation options, including rail and water-based options.

Land Use

Supported by mobility-oriented, high residential and employment density.

What about Transit Oriented Development?

Transit oriented development is a planning and development approach that integrates high density development with high levels of transit service. In 2023, the Province of British Columbia introduced provincially designated Transit Orientated Areas (TOAs) that seek to locate high-density, mixed-use development within walking distance from frequent transit services. The province prescribes an area where higher densities can be realized, and parking minimums are removed. One provincially designated TOA is located within the City of Victoria, at the Legislature Transit Exchange.

Victoria's Mobility Hubs embrace principles of transit-oriented development and consider more nuanced opportunities for low carbon mobility. Designated Town Centres in Victoria envision higher residential, commercial and employment density and a concentration of community amenities along the Transit Priority Network. Town Centres are also identified as Major Mobility Hubs, which envision centralized transportation options, with good, safe connections to all mobility networks for travel across the city and region.

3.2.1   Supporting an Evolving Network of Mobility Hubs

Mobility Hubs are diverse in nature and may include different features as illustrated in **Figure 14: Mobility Hub Features**. The specific suite of facilities prioritized at each Mobility Hub will be informed by its designated typology, which are based on the surrounding land uses and proximity to mobility networks:

(a) The Downtown Mobility District

In the Downtown Core a series of well-connected and consistently branded mobility hubs are envisioned to make up the Downtown Mobility District, providing users with better connections to destinations to, from and within the downtown, including through:

- A centralized transit hub, with enhanced passenger waiting facilities, located and designed to accommodate Bus Rapid Transit services and ridership, as well as the potential for integration in a future Light Rail Transit system.
- Complementary low carbon mobility options and facilities at several hubs throughout the district.
- Hubs along the waterfront designed to enable connections to existing facilities such as ferries, the harbour airport, as well as other water-based mobility networks and services.
- High provision of rider facilities and a high standard of design.

(b) Major Mobility Hubs

Aligned with Town Centres and at the intersection of frequent transit routes, these locations support high residential and employment densities. They are envisioned to include a high-quality public realm with additional space to support enhanced transit passenger waiting and interchange areas.

(c) Minor Mobility Hub

Within Community Villages and other mobility nodes, Minor Mobility Hubs are centred on transit access nodes and envisioned to provide complementary mobility connections, such as adjacent active transportation connections and shared mobility services that provide "first mile/last mile" solutions and extend the transit catchment area.

(d) Waterfront Mobility Hubs

Located along the Victoria Harbour, these hubs are envisioned as welcoming gateways and access points for waterbased travel. They are the foundation of a future waterways network and should be seamlessly integrated with land-based mobility networks, to ensure easy access and transfers for users.

3.2.2   Transit Exchange Study Areas

Transit Exchanges, play a key role in the delivery of transit operations. Although they are not part of the mobility hub network, the two may overlap. The City will work with BC Transit to ensure bus layover facilities are realized to meet the needs of transit operators and riders while balancing other curbside demands, prioritizing layover space in identified Transit Exchange Study Areas.

Figure 14: Mobility Hub Features

Mobility Hubs should include a diverse mix of features, depending on the associated mobility network, surrounding land use and community needs.

All Mobility Hubs:

- Provide access to and seamlessly link transit, active transportation and shared mobility options.

- Provide a high-quality user experience, particularly for transition to and from modes that expedite the first and last mile of a journey.

- Provide comfortable, sheltered, seating and waiting areas.

- Be pedestrian-oriented, with well-designed, well-lit public space to ensure safety and security for all travelers.

- Create a sense of place and orientation through effective and meaningful placemaking and wayfinding.

- Be recognizable and legible through consistent branding.

- Allow for design and use flexibility to embrace technological innovations and foster resiliency.

- Address equity by considering accessibility to and availability of transportation options throughout the city.

- Create opportunities to form effective partnerships with institutions, private mobility services and developers.

- Incorporate opportunities for shade trees, plantings and green stormwater infrastructure.

Major Mobility Hubs:

- Provide space for enhanced public realm and mobility interchange.

- Locate supporting retail and services nearby.

- Maintain public washrooms.

- Future-proof for new technologies including digital information displays, lighting and kiosks to support mobility as a service (MAAS).

- Provide enhanced bike parking services. Waterfront Mobility Hubs may include access to docks, integration with water taxis and other supports that connect land-based and water-based modes of travel, including the Victoria Inner Harbour Airport.

Some Mobility Hubs may intentionally provide capacity for vehicle parking to enable adjacent development to reduce parking tied to residential units and instead emphasize on-site opportunities for open site space, housing and other on-site amenities. Shared parking facilities should integrate other, sustainable mobility hub features and contribute to a high-quality public realm.

The unique features included in any given mobility hub will be identified and implemented in partnership with other public agencies, private mobility service providers, technology companies and private developers.

3.2.3   Enhancing Mobility Hubs through Redevelopment

Redevelopment located at a designated Mobility Hub should be designed in a manner consistent with the typologies, principles and features as defined in this plan and related City policy. In some cases, public space may be sought to provide plazas for mobility hub facilities.

3.2.4   Connecting Mobility Hubs to the Active Transportation Network

Through redevelopment and capital programs the City will seek to implement improvements to provide continuous connections from Mobility Hubs to walking, rolling and cycling networks.

3.2.5   Integrating Community Infrastructure in Mobility Hubs

Community infrastructure that promotes social and civic engagement and supports community resiliency are encouraged in mobility hubs as described in the Community Networks section of this plan.

Vision 2050 City Actions

3. MOBILITY

A. Maintain an Asset Management Summary (Transportation)

The City will maintain a current understanding of City-owned assets, including transportation infrastructure, facilities, structures and features, to inform capital budgets and long-range financial planning in line with the policies and objectives of this plan.

B. Maintain and Implement a Strategic Approach for Sustainable Mobility

The City will maintain a strategy for sustainable mobility in line with the policies and objectives of this plan. The approach may identify or include new or updated policies, bylaws, initiatives or other mechanisms to advance the City's mobility future.

C. Update and Maintain Standards and Guidance for Urban Streetscapes

The City will update and maintain modern regulations, requirements and guidance for works and services undertaken in the public right-of-way in line with the policies and objectives in this plan. The City may undertake corridors studies for major roadways that consider unique design and regulatory approaches for overlapping modal networks.

### D. Align City Investments with Public Transit Goals

As an advocate and partner to BC Transit, the City will do the following to demonstrate support for and commitment to realizing frequent transit service levels and transit reliability objectives:

- Consider regional transit corridors in implementation priorities.
- Plan for service improvements on corridors where growth and street renewal are anticipated.
- Identify and consider prioritizing opportunities to improve transit reliability.
- Identify and consider prioritizing opportunities to improve rider comfort, safety and accessibility at and to transit stops.
- In collaboration with Mobility Partners, advocate for public transit service and reliability improvements, and the planning and funding necessary for rapid transit and associated infrastructure needs for layover, electrification and passenger amenities.

E. Consider New Opportunities for a Waterways Network

As part of updating and implementing a plan for the Greater Victoria Harbour, the City will consider:

- Opportunities to establish improved public access along the waterfront through the ongoing implementation of the Victoria Harbour Pathway.
- Opportunities for new public access to water-based recreation, integrated with the Harbour Pathway, the Cycling Network and Linear Parkways.
- Improvements to and identification of new Waterfront Mobility Hubs as described in this plan.
- Opportunities for new or expanded water-based public transit, integrated with the transit network.
- Strategies to maintain and improve marine industrial mobility in the Working Harbour in support of the economic objectives of this plan.
- Opportunities to reflect or advance local and regional initiatives to protect, enhance and restore the social and environmental functions of the Gorge Waterway, in line with the Blue Green Network objectives of this plan.
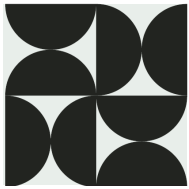
4. Blue Green

Victoria's Blue Green Networks are a system of waterways, open spaces and natural assets that support biodiversity, healthy ecosystems and diverse wildlife habitats. They are an important part of Victoria's urban infrastructure, providing ecological and hydrological functions that complement and enhance engineered infrastructure, and support a healthy and resilient city. These networks also serve the community by connecting people with year-round opportunities to play, learn, recreate, gather and celebrate.

As Victoria grows and evolves toward the 2050 Vision, the Blue Green Networks will play an increasingly important role in climate adaptation and the community's health, wellbeing and collective identity. These networks will play an increasingly important role in complementing traditional, underground engineered infrastructure, which will need to be maintained and grow to support a growing population and changing climate.

4.1 Natural Assets

4.2 Shoreline and Urban Watersheds

4.3 Urban Forest

4.4 Engineered Infrastructure

Objectives for Victoria's Community Networks

Victoria's Blue Green Networks are vital components of climate-forward urban infrastructure. This Plan provides guidance on mechanisms, approaches and priorities for restoring, enhancing and connecting the networks through redevelopment and capital investment to support the following objectives:

1 | **Climate Forward Urban Infrastructure**
Develop and maintain the city's infrastructure to efficiently and effectively withstand and adapt to climate impacts, including extreme heat and precipitation events.

2 | **Natural Shoreline and Urban Watersheds**
Improve ecological processes and enhance the hydrological functions of Victoria's streams and coastlines through a watershed-focused approach to rainwater management.

3 | **Healthy Communities**
Improve the quality of air, water and natural spaces that contribute to healthy urban food systems and positive public health outcomes.

4 | **Social Connection and Belonging**
Design and connect open, natural and green spaces for people to experience nature, be physically active and stay socially connected.

5 | **Celebrate Victoria's Identity**
Share the history and successes of Victoria's Blue Green Networks to instill a sense of place and foster economic vibrancy.

Partners

Blue Green Networks

Several other governments, organizations and community groups are Victoria's partners in realizing Blue Green Network Objectives.

GOVERNMENT AND AUTHORITIES
▼

- City of Victoria, including
- Victoria Fire and Emergency Operations
- Utlity providers and regulators
- CRD and neighbouring municipalities
- Health Authority
- Provincial ministries responsible for infrastrcuture, climate action, parks, natural resources and environemtnal management
- Federal entities that fund and support infrastrcuture, climate action, parks, natural resources and environemtnal management

NON-PROFIT ACTORS
▼
- Community groups and organizations
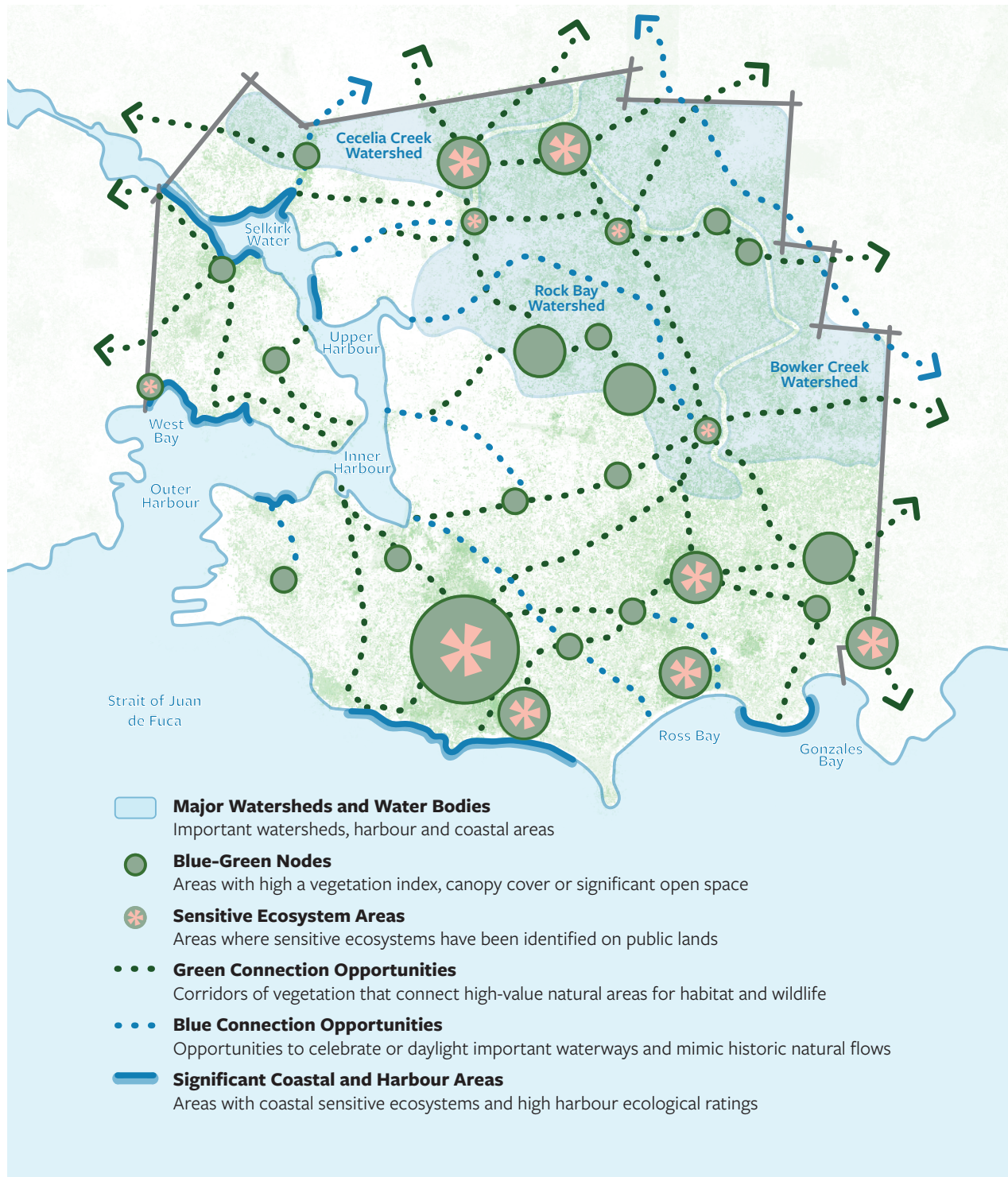- Indigenous and intercultural organizations

MARKET ACTORS
▼

- Businesses and industries that rely on or impact natural assets

COMMUNITY MEMBERS

Figure 15: Conceptual Blue Green Network

Legend:

Major Watersheds and Water Bodies
Important watersheds, harbour and coastal areas

Blue-Green Nodes
Areas with high a vegetation index, canopy cover or significant open space

Sensitive Ecosystem Areas
Areas where sensitive ecosystems have been identified on public lands

Green Connection Opportunities
Corridors of vegetation that connect high-value natural areas for habitat and wildlife

Blue Connection Opportunities
Opportunities to celebrate or daylight important waterways and mimic historic natural flows

Significant Coastal and Harbour Areas
Areas with coastal sensitive ecosystems and high harbour ecological ratings

Map labels: Cecelia Creek Watershed, Selkirk Water, Upper Harbour, Rock Bay Watershed, Bowker Creek Watershed, West Bay, Inner Harbour, Outer Harbour, Strait of Juan de Fuca, Ross Bay, Gonzales Bay

The Conceptual Blue Green Network illustrates important waterways, open spaces and natural assets and the natural connections between them. It was informed by the Province of British Columbia's Sensitive Ecosystem Inventory and the Capital Regional District's Harbour Ecological Inventory and Rating projects, as well as City of Victoria data related to historic streams, watersheds, tree canopy cover and vegetation index. Green Connections follow contiguous paths of vegetation and avoid built up areas and roads, mimicking wildlife corridors. The Conceptual Network can inform opportunities to maximize green infrastructure functions across the city.

What is Green Infrastructure?

The Blue Green Networks are envisioned to incorporate various forms of **green infrastructure** that can be woven into the city at all scales. Green infrastructure encompasses natural vegetative systems and technologies that manage rainwater and provide a multitude of economic, ecological, environmental, health and social benefits.

GREEN INFRASTRUCTURE

NATURAL ASSETS	ENHANCED ASSETS	ENGINEERED ASSETS
Wetlands	Rain Gardens	Permeable Paving
Forests	Bioswales	Green Roofs
Parks	Urban Trees	Cisterns
Creeks		Green Walls
Fields		
Soil		

4.1 Natural Assets

Victoria is characterized by a diverse natural environment that includes vestiges of critically endangered Garry oak meadows, a mature urban forest and extensive intertidal zones and marine habitats, all of which contribute to a biodiverse ecological landscape. These assets provide vital ecosystem services and enhance overall community wellbeing.

As Victoria works to adapt to a changing climate, natural assets must be enhanced to improve resilience to climate challenges such as increasing temperatures, rising sea levels and changes to precipitation patterns. The City and its partners will need to thoughtfully, nimbly manage assets in the context of extreme storms, heat, drought, and new pests and diseases that are expected as the climate changes. As the city's population grows, these assets must also be managed to support public health and wellbeing through good air and water quality, regulated temperatures and by offering passive recreation spaces.

4.1.1   Identifying and Protecting Functioning Ecosystems

Identify ecosystems at risk and natural assets crucial to a healthy, climate resilient city and region, and prioritize their protection, connection and restoration, including through collaboration with **Partners in Blue Green Networks.**

4.1.2   Connecting Assets to Create a Network

Identify opportunities to connect natural assets, including through Linear Parkways, to support habitat corridors that link remnant or recovered ecosystems and enable the movement of native flora and fauna as illustrated generally on the **Conceptual Blue Green Network in Figure 15**.

4.1.3   Supporting Biodiversity and Species at Risk

Protect and enhance habitat and ecosystems that support migratory species, and rare and endangered species in collaboration with **Partners in Blue Green Networks**.

4.1.4   Managing Pests and Invasive Species

Protect and enhance native ecosystems and their health through the control of pests and invasive species and management of urban wildlife in collaboration with **Partners in Blue Green Networks**.

4.1.5   Showcase Green Infrastructure and Victoria's Ecological Identity

Showcase the effectiveness of green infrastructure in improving water quality and overall rainwater management to reflect and celebrate Victoria's identity as a climate forward city, including by integrating it in **Linear Parkways** and on other public lands.

4.1.6   Designing Parks to Contribute to the Blue Green Network

Design and program assets in Urban Parks to balance social and ecological benefits, as described in **the Urban Parks Network section**, with an aim to improve biodiversity, climate resilience and air and water quality, including through a healthy urban forest.

4.1.7   Understanding Traditional Land and Water Management

Collaborate with First Nations and Indigenous community members to understand traditional values and practices related to natural asset management and seek opportunities to integrate this knowledge into City practices.

4.1.8   Designing for Ecology in Private Development

New development should be shaped and sited to support healthy, functioning ecosystems, as illustrated in **Figure 16: Designing for Ecology**.

Figure 16: Designing for Ecology

On- and Off-Site Opportunities for Blue Green Infrastructure in Redevelopment

Built form and open space physically define one another and enhance the public benefits each offers. New development should seek to respond to the local ecological context, and design and build for high-quality ecological functions, including to:

- Minimize building shading on natural public open spaces.
- Provide healthy setbacks from riparian areas, key habitat patches and other ecological corridors, aligned with best practices and, where possible, exceeding provincial standards.
- Manage rainwater on-site using green infrastructure and mimicking natural systems to reduce stresses on the City's stormwater management systems.
- Incorporate strategies such as green roofs, strategic tree planting, rain gardens and pollinator gardens to enhance, connect and improve natural assets in an urban setting.
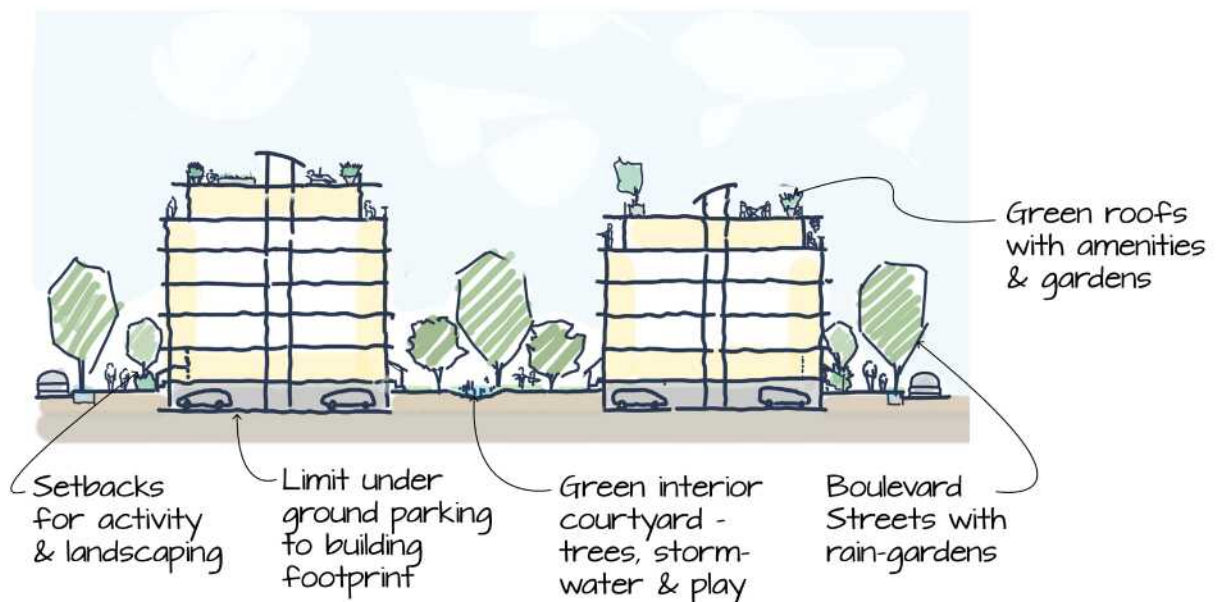
4.2 Shoreline and Urban Watersheds

Victoria is a coastal city, and water is an important part of its identity. The shoreline, beaches and waterways provide significant environmental, cultural, economic and recreational benefits. The city is also comprised of many watersheds, and although the majority of Victoria's historic creeks are now largely concealed beneath urban development, these watersheds play a significant role in shaping the city's ecological systems and are necessary for stormwater management.

As the impacts of climate change continue to intensify in Victoria over the coming decades, integrated management of these water bodies and the land uses that impact them will be increasingly important. Understanding, preserving and restoring these shorelines, watersheds and creeks can help the city adapt to and mitigate current and projected environmental challenges while still embracing their role in economic vitality, mobility, recreation and the city's cultural landscape.

4.2.1   A Healthy, Vibrant Working Harbour

Work with waterfront industries and other public bodies to restore and strengthen coastal marine and shoreline habitat areas and ecosystems while maintaining a vibrant working harbour as described in the People and Partnerships part of this plan.

4.2.2   Preparing for Rising Sea Levels and Inundation

Continue to develop a detailed understanding of property, infrastructure and assets at risk of flooding, sea level rise and coastal inundation and consider contextually appropriate solutions that may include establishing flood construction levels, identifying areas for managed retreat or investing in engineered responses.

4.2.3   Considering Coastal Risk in Growth and Investment

Consider the latest available information on flooding, sea level rise and coastal inundation in land use decisions and City investments and support solutions that avoid or mitigate the risk of damage to people, infrastructure and property.

4.2.4   A Natural Shoreline

Where feasible, appropriate and within municipal jurisdiction, restore, enhance or protect a natural shoreline to respond to projected climate impacts.

4.2.5   Mimic and Restore Natural Hydrological Systems

Where feasible and appropriate, restore or mimic, through enhanced or engineered green infrastructure, the natural infiltration, detention, flows and hydrological functions of watersheds and estuaries to respond to projected climate impacts.

4.2.6   End-of-Pipe Solutions

Protect ecological and public health by considering and implementing water treatment and pollution control at stormwater discharge points.

4.2.7   Water Conservation in New Development

Continue to support a healthy regional **watershed** through water demand management measures in private development and civic facilities including, water conservation building features, permeable surfaces and low water plantings in site design.

4.2.8   Water Reuse in New Development

Encourage and support the collection, treatment, storage and re-use of grey water in private development and civic facilities.

4.2.9   Support Clean Technology and Pollution Prevention

Enhance enforcement and strengthen requirements for property owners to implement technology and practices to remove harmful waste and sediment from entering the City's infrastructure and the receiving waterways.

4.2.10 Celebrate and Daylight Historic Creeks

City investments and land use decisions will consider opportunities to daylight, restore and celebrate historic and buried creeks, including implementation of the Bowker Creek Blueprint to support natural ecosystem functions, climate adaptation and reflect the city's ecological identity.

4.2.11 Collaborate to Connect Regional Waterways

City investments and land use decisions will consider opportunities to improve public access to the waterfront and continuity of paths along the waterfront and other intermunicipal waterways.

4.3 Urban Forest

Trees are a necessary component of modern urban infrastructure, mitigating the impacts of extreme heat and rain events through their natural cooling, shading and absorption capacity. They provide numerous economic, environmental and social benefits. Trees that grow across public and private lands make up the urban forest with a city-wide canopy cover of 28 per cent. Victoria's urban forest is part of a broader, regional urban forest that connects animals, insects and natural areas in communities across the region.

As Victoria's population grows and experiences more extreme weather events, a healthy, functioning and resilient urban forest will play an increasingly important role in public health and community wellbeing. However, higher density housing and multifunctional rights-of-way will compete for the space trees need to be viable in the long-term. Building and infrastructure siting and design will need to thoughtfully accommodate trees throughout the city for a healthy urban forest.

4.3.1 Progressive Urban Forest Management Planning

Maintain modern plans, policies and regulations to strategically manage a maturing urban forest in a way that supports climate resilience and biodiversity while enhancing canopy cover, particularly in urbanizing areas with low tree provision and low canopy cover.

4.3.2 Grow Canopy Cover to Reduce Urban Heat Island Effect

Seek to retain trees with high ecological and natural value and replace lost trees with trees of equal or greater value in line with a 'right tree right place' approach that complements the forms of development envisioned in this plan, including by:

- Replacing and adding trees in the public realm, including in the Downtown Core.
- Mitigating canopy loss over time in residential areas through tree protection and replacement on both public and private property.
- Preparing for climatic changes and disturbance events that may impact high value trees.

4.3.3 Adaptive Urban Forest

Capital investments and land use decisions will work to distribute ecosystem services equitably and enhance the adaptive capacity and biodiversity of the urban forest by planting a diversity of species that are climate resilient and responsive Victoria's unique ecosystem.

4.3.4 Growth that Supports a Healthy Urban Forest

Land use decisions will prioritize adequate open space for trees to thrive.

4.3.5 Growing the Urban Forest in the Public Realm

City investments and land use decisions will seek opportunities to provide adequate open space in the public right-of-way that is suitable for trees to thrive, with specific emphasis on areas with low canopy cover and for a healthy and functioning urban forest across the city.

4.3.6   Trees in Linear Parkways

Wherever possible, integrate trees as part of the new Linear Parkways Program to provide shade and cooling for users and enhance ecological function and connectivity.

4.3.7   Coordinate the Provision of Trees and Other Infrastructure

City investments and land use decisions will seek to coordinate the provision of trees with the provision of overhead wires, underground pipes and conduit, and other green infrastructure, including through the use of soil cells and other innovative strategies that improve soil volumes, manage stormwater and reduce potable water demand.

4.4 Engineered Infrastructure

Well maintained underground and above ground engineered infrastructure – pipes, conduits and wires – are essential to public health, resilience and the activities of daily life. As with many cities across North America, Victoria faces the challenge of managing aging infrastructure while adapting to a changing climate.

As Victoria advances toward Vision 2050, engineered infrastructure will need to be renewed, expanded and adapted to serve a growing population. It will be thoughtfully and nimbly managed in the context of expected climate changes, including extreme storms, heat, drought and sea level rise. Assets will be maintained and enhanced to maintain and renew service for the community in the event of an emergency, extreme event or disaster. (Infrastructure network maps are provided in Schedule D)

4.4.1   Monitor, Maintain and Enhance Engineered Infrastructure

Through regular assessments, reporting and capital planning, identify optimal service levels and allocate appropriate resources for the safe, climate resilient and efficient conveyance of drinking water, sanitary waste and stormwater to sustainable meet the needs of a growing community, as generally identified on the Infrastructure Network Maps in Schedule D.

4.4.2   Integrate Traditional Infrastructure with Blue Green Infrastructure

In renewal of structural assets and utility infrastructure, consider a range of green infrastructure solutions to support the Blue Green Network objectives of this plan, investing in long-term, resilient solutions that consider a life cycle assessment of assets.

4.4.3   Infrastructure Cost Recovery

Consider opportunities to advance a cost-recovery model for engineered infrastructure and civic facilities to ensure sustainable, reliable service delivery.

4.4.4   Align Local and Regional Infrastructure Plans

Continue to support the Capital Regional District in the regular update and implementation of their infrastructure management plans and align City planning with regional objectives.

4.4.5   Coordinate and Align Local and Regional Infrastructure Works

Wherever possible, plan and coordinate works undertaken by the City or in relation to redevelopment with works undertaken by the Capital Regional District and neighbouring municipalities.

4.4.6   Proactive Asset Management

Plan and coordinate infrastructure improvements undertaken by the City or in relation to redevelopment across the Community, Mobility and Blue Green Networks to minimize disruption to services and to maximize economic efficiency.

4.4.7   Design Public Lands to Accommodate a Range of Modern Infrastructure

On public lands and rights-of-way, prioritize above and below ground infrastructure and street design to accommodate a full spectrum of modern infrastructure, including City-owned water, storm and sewer infrastructure, mobility infrastructure, trees and other green infrastructure, as well as other public and private infrastructure for electricity, gas and telecommunications.

4.4.8   Encourage Innovative Approaches to Coordinate Infrastructure for Compatibility

Encourage public and private utilities to locate, design and plan for site servicing in a manner that is compatible with City infrastructure, public space and the urban forest, including through strategic undergrounding, central distribution and other innovative mechanisms.

4.4.9   Identify and Eliminate Hazards and Public Health Risks in City Assets

Identify and eliminate cross connections, hazards and other potential public health risks in underground and above ground utility infrastructure.

For more information on Victoria's approach to regional infrastructure, resources and natural assets, see Part 4: People and Partnerships.

Vision 2050 City Actions

4. BLUE GREEN

A. Maintain an Asset Management Summary (Engineered and Natural Assets)

The City will maintain a current understanding of City-owned assets, including structures, stormwater, wastewater and waterworks infrastructure, to inform capital budgets and long-range financial planning in line with the policies and objectives of this plan. Over time, the City will inventory natural assets and work to capture them in ongoing asset management.

B. Maintain and Implement a Strategic Approach to Planning for Victoria's Urban Forest

The City will maintain a strategic planning approach for urban forest in line with the policies and objectives of this plan. The approach may identify or include new or updated policies, bylaws, initiatives or other mechanisms to maintain and enhance Victoria's urban forest as a crucial element of public infrastructure, necessary for public health, climate action and community wellbeing.

C. Create a Strategy for Natural Assets

Informed by an inventory of natural assets, the City will prepare a strategy that:

- Maintains an inventory of aggregate information about Victoria's unique natural assets, including their location, condition and vulnerabilities.
- Establishes goals and desired services levels from identified assets.
- Provides a basis for the valuation of natural assets and ecosystem services.
- Establishes a program to monitor ecological function, trends and progress toward goals.
- Identifies opportunities for ecosystem management and conservation.
- Informs actions to protect ecosystems and sustainably manage natural assets that complements but is not redundant to the Capital Regional District regional biodiversity service.

D. Create a Plan for Integrated Rainwater Management

The City will prepare and maintain a plan integrated rainwater management that:

- Recognizes watersheds and identifies opportunities for a watershed-focused approach to growth and land management that emphasizes climate adaptation.
- Reflects the important role of integrated rainwater management in maintaining an efficient and functional stormwater system.
- Identifies mechanisms to restore, enhance and celebrate Victoria's watersheds and waterways with an emphasis on climate and equity considerations.
- Accelerates action to improve water quality in the harbour and waterways.
- Considers the adoption of rainwater management targets.

E. Create a Strategy for Coastal Resilience

The City will prepare and implement a strategy for coastal resilience that:

- Inventories information about the existing conditions of Victoria's shorelines.
- Identifies coastal risks specific to Victoria's shorelines.
- Establishes goals for the restoration, enhancement and protection of natural shorelines.
- Establishes a guiding framework for implementation of coastal resilience initiatives.

F. Protect Ecological Assets in Growth and Development

As informed by a natural asset inventory and the rainwater management plan, the City will consider and measures to protect and enhance natural assets in the development process, including:

- Adding, expanding or enhancing Development Permit Areas and associated guidelines for the purpose of environmental protection, including an expanded shoreline protection area.
- Utilizing conservation covenants and other mechanisms to protect inventoried natural assets, including riparian, marine shoreline and terrestrial environmentally sensitive areas.
- Establish flood construction levels to provide safety and security against flooding or related damage in habitable levels of buildings along the shoreline, informed by projected sea level rise and storm surge events.

PART 4

People and Partnerships

SUPPORTING VICTORIA'S CIVIC, SOCIAL AND ECONOMIC SYSTEMS

This part of the plan relates to the civic, social and economic systems that are crucial to realizing Vision 2050. Victoria's success in these areas will require continued leadership from senior levels of government along with agency, community and business partners.

5. Climate Forward City

CLIMATE ACTION, RESILIENCE AND ENERGY TRANSITION

Climate action is central to achieving Vision 2050. This plan seeks to directly and proactively reduce greenhouse gas emissions and continue to prepare for the ongoing impacts of climate change. This commitment is reflected in the plan's low carbon approach to growth and planning for modern, climate resilient urban infrastructure.

Leadership, partnerships and collaboration also play an important role in mitigating and adapting to climate change. The policies below provide additional directions for the City and opportunities for collaboration and partnership.

5.1 Climate Leadership

5.1.1 Integrate Climate and Climate Equity in City Decisions

Demonstrate leadership in climate action by continuing to consider climate and climate equity in City decisions, initiatives, investments and organizational actions.

5.1.2 Evidence Based Climate Action

Work with all levels of government, academic institutions, the health authority and other stakeholders to monitor and maintain a relevant understanding of:

- Corporate and community greenhouse gas emissions by sector to meaningfully inform targets, policies and actions that support emissions reduction efforts.
- Current and projected climate impacts based on scientific data, and local risks and vulnerabilities to meaningfully inform targets, policies and actions for resilience.

5.1.3 A Collaborative and Coordinated Approach

Enhance partnerships with all governments, public agencies, businesses and community organizations in climate planning and action, including through ongoing participation in region, province and nation-wide climate planning and action.

5.1.4 Mobilize the Community Around Climate Action

Build momentum for community-led climate action by equipping residents, businesses and community groups with the information, resources and guidance required to reduce emissions and advance resilience across the city and region.

5.1.5 Comprehensive Resource Planning

Continue to advocate, support, encourage and participate in collaborative efforts with other levels of government to develop regulations and invest in approaches to reduce community greenhouse gas emissions

5.1.6 Collaborate for Innovative Climate Action

Work with community members, organizations, the private sector and other stakeholders to identify and adopt new and innovative approaches to reducing greenhouse gas emissions

5.1.7 Support Regional Efforts to Reduce Greenhouse gas Emissions

Support regional efforts to achieve targets for regional greenhouse gas emissions reductions in buildings, transportation and waste.

5.2 Low Carbon Energy Transition

5.2.1 Support and Encourage Electrification

Continue to advocate, support, encourage and participate in collaborative efforts with other levels of government, BC Transit, the Greater Victoria Harbour Authority, Utilities and other partners on electrification efforts.

5.2.2 Collaborate for Low-Carbon District Energy Systems

Collaborate with the Capital Regional District, utility providers, businesses and private developers to explore the feasibility of low carbon energy as a utility on a district scale.

5.2.3 Advocate and Advance Regulations that for Renewable Energy

Consider opportunities to enhance the regulatory environment to support local energy generation capacity and distribution systems that use renewable energy sources such as solar or waste heat.

5.2.4 Promote and Support Fuel Switching

Promote, support and enable fuel switching from fossil-based to low carbon energy sources through education, advocacy, incentives and City initiatives.

5.2.5 Foster Industry Collaboration for Low Carbon Innovation

Collaborate with developers, architects, engineers, contractors and manufacturers to accelerate the adoption of low carbon construction practices and technologies, including mass timber and prefabricated materials.

5.2.6 Facilitate the transition to Electric and Low-Emission Vehicles

Collaborate and partner with other levels of government, government agencies, businesses and community organizations to support the transition to electric and low-emission vehicles.

5.3 Prepare for and Respond

5.3.1 Support Regional Efforts on Climate Resilient Infrastructure

Support regional efforts to enhance climate resilience of infrastructure and natural assets, such as regional watersheds, forests, parks and shorelines.

5.3.2 Collaborate to Build Resilient Communities

Work with regional partners, industry stakeholders and community organizations to share knowledge, tools, and best practices for building adaptation, ensuring alignment with local risks and needs.

5.3.3 Promote Community Health in a Changing Climate

Collaborate with other government agencies, academic institutions, the health authority and community organizations to enhance health and wellbeing by addressing climate-related risks and fostering resilience within the community.

5.3.4 Community Based Adaptation

Seek opportunities to collaborate and build partnerships with community members, organizations and other stakeholders to promote and support effective climate adaptation efforts.

6. Welcoming, Equitable City

VICTORIA'S HOUSING AND SOCIAL SYSTEMS

Core to Vision 2050 is the evolution of a diverse community, welcoming and inclusive of all ages, lifestyles, incomes and backgrounds, anchored by a range of housing options across the continuum and equitable access to community infrastructure. This plan directly supports a welcoming and equitable city by enabling diverse housing to be realized more quickly throughout the city, specifically near sustainable and accessible mobility options. It applies a lens of equity to the provision of City services, including community infrastructure.

To fully realize Vision 2050, however, will require attention from and coordination among multiple organizations and jurisdictions involved in improving equity, affordability and access to services more broadly. The policies below provide additional directions for the City and amplify opportunities to collaborate with partners to this end.

6.1 Advance an Inclusive Community

6.1.1 Recognize and Plan for Victoria's Diverse Communities

Acknowledge the existing diversity and intersectionality of Victorians, by age, sex, gender identity or expression, ability, race, ethnicity, origin, religion and economic status and continue to celebrate and plan for diverse community needs.

6.1.2 Remove Barriers and Improve Access

Demonstrate leadership by continuing to identify and remove barriers to City programs and services, promoting inclusion and access for all and encouraging other public organizations and community groups to do the same, including by:

- Encouraging and supporting improved accessibility in physical spaces.
- Encouraging and improved access to and participation in intangible processes.
- Continuing to collaborate with accessibility groups and people with diverse lived experiences.

6.1.3 Support a Multigenerational City

Work toward a city that is welcoming and inclusive of all ages and family types, including by:

(a) Catalyzing Family and Accessible Housing

Advocate, encourage and partner to realize high shares of family-oriented and accessible housing units in new development, particularly below market developments, beyond those required in City regulations.

(b) Encouraging Seniors Housing and Services

Work with senior governments, the health authority, the private sector, and non-profit organizations to anticipate and plan for housing, care facilities and health, wellbeing and support services that will meet the needs of residents as they age.

(c) Encouraging Expanded Child and Senior Daycare Options

Encourage diverse, quality, accessible and affordable daycare programs, such as preschool, out-of-school care and senior daycare spaces, including through partnerships, coordination, advocacy to senior governments and ongoing supportive land use policies and regulations.

(d) Continue to Coordinate and Partner with the School District

Maintain strong communication with the school district to ensure there is a shared understanding of population growth projections and anticipated educational, recreational and community needs, as well as strategic priorities for school lands within the city. Explore opportunities to meet these needs collaboratively, including by maintaining public ownership and through shared use agreements and other partnerships.

6.1.4 Encourage Inclusive and Responsive Community Services

Support and encourage service providers, including other governments, community organizations and the health authority, to ensure community needs are met as Victoria's population grows and changes, including the provision of:

- A range of local and regional health and wellness facilities and services.
- An accessible and inclusive network of regional recreational facilities and services.
- Regional and local public library facilities and services.
- Opportunities and facilities for lifelong learning and skills training.
- Places of worship and other spaces for contemplation.
- Settlement services and cultural centres.

Encourage collaboration among community service providers and community organizations across the city and at the regional level

6.2 Improve Affordability

6.2.1 Reduce the Housing and Transportation Cost Burden

Recognizing that housing and transportation costs are the greatest burdens on most household budgets, consider relevant solutions, including:

- Municipal levers to encourage more affordable housing across the housing continuum, including but not limited to incentives and allowances such as property tax reductions, grants, bonus density provision, streamlined processes and zoning variances or amendments.
- Municipal levers to encourage more affordable transportation options and services in line with the Mobility Network section of this plan.
- Partnerships and coordination with other levels of government, agencies, private industry, community organizations and individuals to improve access to low-cost housing and mobility options.
- Advocate to other governments and public agencies for fully funded, accessible public transit services that meet this plan's objectives.

6.2.2   Advance Regional Solutions for Affordability

Work with the Capital Regional District, its member municipalities, BC Transit and other partners to improve regional affordability by increasing diverse housing supply across the region, served by low-cost, low carbon mobility options within and between communities on the South Island.

6.2.3   Emphasize Long Term Stability

Encourage housing solutions and advocate for social and economic policies that help people gain long-term stability, including more permanent housing, reliable and accessible support services, greater autonomy and stable employment or income.

6.2.4   Increase the Share of Non-Market Housing

Advocate for senior government assistance to support a range of non-market, transitional and supportive housing options, with an emphasis on specific groups in core need per the City's regularly updated Housing Needs Report and identified regional housing needs.

6.2.5   Retain Naturally Occurring Affordable Housing

Support and advocate for programs and policies that enable the preservation, upgrade and regeneration of the city's naturally occurring affordable housing stock, including purpose-built rental, cooperative and multi-unit strata buildings.

6.3   Alleviating Extreme Poverty

6.3.1   Embrace a Housing First Approach

13.36 Encourage, enable and advocate for a Housing First approach and public, private and non-profit initiatives that help to break the cycle of mental illness, substance abuse and homelessness.

6.3.2   Work with Partners for Stable Housing and Services

Continue to work with coordinated community and regional efforts to end homelessness and enable stable housing with support services for people who are homeless or at-risk-of-homelessness, within the limits of the City's mandate and resources.

6.3.3   Work with Partners to Ensure Access to Basic Services

Work with senior governments, the health authority, the private sector and community organizations to provide access to essential services and facilities that meet people's basic needs, including those necessary to maintain public and personal health, such as temporary shelters , emergency weather response shelters, drop-in centres, public toilets, drinking water and food services.

7. Healthy, Safe and Resilient City

COMMUNITY SAFETY, DISASTER RISK MANAGEMENT AND Wellbeing

As Victoria grows and evolves, this plan emphasizes livability with healthy, safe and enjoyable places to live work and play. It provides direction for livable public and private spaces through innovative development and good urban design. It ensures community infrastructure and public assets are managed in manner that responds to anticipated growth and climate impacts.

Ensuring a healthy, safe and resilient community, however, goes beyond land use, built form and urban infrastructure. Local, regional and cross-jurisdictional public safety, emergency management and health and wellbeing systems play important roles in ensuring a livable city.

7.1 Community Safety

7.1.1 Collaborate for Community Safety

Collaborate with the Victoria Police Department, the Fire Department, the health authority, community and social service providers, businesses, community groups and residents with diverse lived experiences for a safe and thriving Victoria.

7.1.2 Maintain a Relevant Understanding of Safety and Wellbeing

Work collaboratively to better understand what community safety and wellbeing means for Victoria's diverse population, including for communities facing systemic barriers, people who are racialized, low-income, unhoused or precariously housed as well as people who use drugs.

7.1.3 Contextually Appropriate Approaches to Crisis Response

Consider and support a continuum of collaborative and contextually appropriate approaches to crisis response, including police and civilian resources, that recognize diverse community and individual needs and emphasize safety and security for all immediately involved as well as positive long-term outcomes.

7.1.4 Embrace a Five Pillars Approach to Substance Use and Addiction

Collaborate with partners to better understand and address systemic inequities that result in substance use and addiction for a coordinated, comprehensive **Five Pillars** approach that:

- Prevents problematic substance use.
- Reduces harm to individuals and communities from the sale and use of both legal and illegal substances.
- Provides a range of support services, specialized care facilities and treatment programs for people who have addictions.
- Supports access to safe, affordable and quality housing.
- Delivers enforcement and response services to support community peace, public order and safety.

7.1.5 Ensure Safe, Welcoming Public Spaces for All

Collaborate with community organizations, public and private landowners and other stakeholders to create safer, more welcoming public spaces that foster a sense of belonging, identity and security for all community members, including those living in extreme poverty.

7.1.6 Plan for Cross Jurisdictional Public Safety Services

Maintain partnerships and continue to collaborate across governments for the efficient and effective delivery of policing and fire services through the maintenance and regular update of the relevant plans, policies and protocols.

7.2 Public Health and Wellbeing

7.2.1 Collaborate and Coordinate for Health and Wellness Services

Maintain partnerships and continue to collaborate across governments, public agencies, community organizations and the private sector to build capacity and provide a range of services for individual health and wellbeing, including:

- Social services that enable all community members to meet their basic needs.
- A range of local and regional health and wellness facilities, programs and services.
- An accessible and inclusive network of regional recreational facilities and services.
- Regional public library facilities and services.
- Places and programs that support lifelong learning and skills training.
- Places of worship and other spaces for contemplation and connection.
- Settlement services and cultural centres.

Encourage collaboration among community service providers, community organizations and community members across the city and at the regional level to achieve the above.

7.2.2 Foster a Culture of Community Support and Connection

Support and encourage efforts to create a culture of volunteerism, community support and intercultural, intergenerational connections, to reduce the risk of social isolation and loneliness and improve resilience.

7.2.3 Prevent Pollution

Work with partners that have direct mandates to address issues related to air, noise and light pollution to mitigate negative impacts on public and ecological health. Continue to support other governments and public agencies in monitoring and evaluating waterways and water sources to ensure public health and the protection of the watershed and coastal marine environment.

7.3 Disaster Risk Reduction

7.3.1 Prepare, Mitigate, Respond and Recover

The City will approach emergency management and Disaster Risk Reduction based on risk assessments and collaboration with other governments that address all four phases of emergency management: mitigation, preparedness, response and recovery.

7.3.2 Continue to Strengthen Disaster Risk Governance and Align the City's Disaster Risk Reduction Approach to Senior Governments'

Ensure that the City of Victoria's Emergency Management and Disaster Risk Reduction priorities continue to align with Provincial legislation, Canada's National Emergency Management Strategy and the United Nations Sendai Framework for Disaster Risk Reduction.

7.3.3 Embrace a Holistic, Pro-Active Disaster Risk Reduction Strategy

Identify opportunities, including through collaboration and partnership, to pro-actively reduce vulnerability to hazards and risks and mitigate their impacts, including through up front investments that significantly reduce the social, economic, cultural heritage and environmental costs when events do occur, forward-looking mitigation, response, and recovery measures and opportunities to build back better.

7.3.4 Collaborate and Invest in Disaster Risk Reduction for Resilience

Leverage existing knowledge, experience and capabilities within the community and with regional partners to strengthen the resilience of all. Consult and coordinate with First Nations, neighbouring local governments, service providers and critical infrastructure operators for efficient mitigation, response and recovery.

7.3.5 Maintain a Relevant Understanding of Disaster Risk

The City's approach to disaster risk management is based on a comprehensive understanding of disaster risk in all its dimensions of vulnerability, capacity, exposure of persons and assets, hazard characteristics and the environment.

The City will maintain up-to-date Hazard, Risk and Vulnerability Assessments that:

- Assesses all hazards, risks, and vulnerabilities, including increasingly frequent, severe and complex climate change hazards, such as intense droughts, severe fires, flooding and storms.
- Evaluates the degree of risk related to each hazard, including potential consequences for people, property, infrastructure and natural systems that may be impacted.
- Considers potential impacts with respect to demographics, including gender, age, ability and socioeconomic conditions.
- Recognizes the value and importance of Indigenous knowledge and consultation, both in terms of understanding and planning for risks, and incorporates this knowledge into the Hazard, Risk, and Vulnerability Assessments.

7.3.6 Consider and Improve Understanding of Local Hazards, Disaster Risks and Vulnerabilities

Consider locally specific hazard and disaster risk areas identified in risk assessments and seek opportunities to develop, coordinate or collaborate on more detailed mapping of hazards and vulnerabilities, including seismic microzonation, flooding, sea level rise and extreme heat (see key example on Seismic and Tsunami Hazard Map in Schedule D).

7.3.7 Plan for City Business Continuity

The City will maintain business continuity plans based on risk assessments to ensure the City's essential services can continue to be delivered during emergencies.

7.3.8 Invest in Organizational Emergency Preparedness

The City will effectively prepare for, respond to and recover from hazards and vulnerabilities through the provision of adequate resources, facilities and training, including:

- Training and exercises for City staff for all-hazards.
- Managing volunteer programs to support emergent needs before, during and after disasters.
- Delivering public education for individual and communal preparedness.
- Ensuring contingencies are in place to support systems critical to response capacity.
- Ensuring systems and resources are in place for known community risks.

8. Sustainable City

VICTORIA'S ZERO WASTE AND URBAN FOOD SYSTEMS

A sustainable city is one that is designed and organized to minimize environmental impacts while ensuring long-term social and economic resilience. This plan supports Victoria to be a sustainable city in many ways, including through policies that encourage low-carbon growth and living, support strong communities and envision a citywide network of blue green infrastructure. The use of low carbon materials and the adaptive reuse of existing buildings is encouraged in new development. The growing and provision of local food is enabled through much of the city, complementing natural assets and green open spaces.

Still, moving toward a community where no resources are wasted – whether it be food, water or materials requires – planning beyond land use and infrastructure. Sustainable regional and local food and waste management systems require action and attention from multiple jurisdictions. The policies in this section provide guidance for coordinated planning and leadership on these important aspects of a sustainable city.

8.1 Zero Waste Systems

8.1.1 Comprehensive Resource Planning

Continue to advocate, support, encourage and participate in collaborative efforts with other levels of government to develop regulations and invest in approaches that achieve zero waste resource planning.

8.1.2 Reduce Demand for Natural Resources

Work with community members, organizations, the private sector and other stakeholders to identify and adopt new and innovative approaches to reducing demand for natural and virgin resources.

8.1.3 Move toward Closed Loop Systems

Support and enable closed loop systems on private land and within public infrastructure systems to minimize waste and mimic natural processes including for water supply, wastewater, green stormwater, solid waste, sustainable energy and urban food.

8.1.4 Prioritize Local Action Based on Zero Waste

Ensure local initiatives support continual improvements to the solid waste management system, aligning with the **pollution prevention hierarchy**.

8.1.5 Facilitate Community Transitions

Leverage knowledge and partners across the community to facilitate a local transition to zero waste, including by strengthening local reuse markets and identifying and removing barriers to innovative zero waste solutions.

8.1.6 Support Regional Solid Waste and Water Management Efforts

Support regional efforts to achieve targets in regional solid waste, liquid waste and water supply management or master plans, including through the implementation of local regulatory powers.

8.1.7 Create a Culture of Conservation

Continue to work with other governments, public agencies and community partners to promote, educate and build awareness about the importance of resource conservation, including residential, commercial and industrial use of water, food and energy.

8.2 Urban Food Systems

8.2.1 Comprehensive Food System Planning

Continue to support, encourage and participate in coordinated efforts to develop a more sustainable **food system** that:

- Contributes to the economic development, environmental management and social wellbeing of Victoria and the region.
- Encourages local and regional food production, including through protection of and expanded access to productive farmland and the maintenance and re-establishment of food processing and distribution infrastructure.
- Recognizes access to safe, sufficient, culturally relevant and nutritious food as a basic need for all community members.
- Celebrates local food culture and cuisine as well as local, Indigenous and multicultural food traditions.

8.2.2 Encourage Healthy, Local Food Access in All Community Nodes

In line with the Urban Form and Land Use and Community Networks sections of this plan, continue to encourage private developers and community partners to integrate local food growing, sharing and sales opportunities in all community nodes to support complete, low-carbon communities.

8.2.3 Partner to Increase Food Security and Production

Work with community members, organizations, the Capital Regional District and other stakeholders to identify, consider and plan for new and innovative approaches to increase urban food production and food security.

8.2.4 Support and Encourage a Quality, Resilient Regional Food System

Work with regional partners to enhance the capacity, production and value of the regional food system and support efforts to adapt the system to a changing climate and increase its resiliency to future shocks, including water shortages, disasters, extreme weather events and fluctuations in global food and energy prices.

8.2.5   Encourage and Support Food Vendors

Work with local businesses and the health authority to expand street food vending opportunities and their ability to access locally produced, processed and distributed foods to animate the public realm, showcase local cuisine and support the local economy.

8.2.6   Encourage and Support Farmers Markets

Encourage the development of food and farmers markets throughout the City's Community Networks, as well as a viable, centrally located year-round market that supports local growers and food processors, meets community needs and animates the city.

8.2.7   Expand Community Food Opportunities

Work with community organizations and other partners to expand access to and quality of community gardens and community kitchens in order to meet increasing demand and improve resiliency, emphasizing opportunities that support the social and emergency management objectives of this plan.

8.2.8   Support Healthy, Dignified Food Choices

Support and encourage public and private sector partners in efforts to help people move towards healthier, more secure and dignified food choices, including through knowledge and skill building as well as improved access to affordable, nutritious and culturally relevant foods.

8.2.9   Support Efforts to Build Food System Knowledge and Skills

Encourage schools, community and seniors' centres to incorporate features such as food gardens and community composting depots that facilitate the development of food-related skills and knowledge.

8.2.10 Consider Reconciliation in Food Security Actions

Consider food security with a lens of reconciliation, supporting and encouraging Indigenous-led and Indigenous-focused approaches to food access and food growing initiatives.

9. Vibrant and Prosperous City

ECONOMIC PROSPERITY, ARTS AND CULTURAL VIBRANCY

A core function of this plan is to ensure Victoria has the land and infrastructure needed to enable high-quality, well-paying jobs and cultural vibrancy as the city grows. It designates land specifically for employment uses, including strategic industrial lands along the deep water harbour, and encourages innovative uses of these lands to support diverse and emerging sectors, including for arts and culture. The plan also enables diverse economic development throughout the city and provides direction for a public realm supportive of and complementary to community businesses and arts and cultural assets.

Planning for a modern, vibrant and prosperous city requires a regional lens and action beyond the authority and mandate of local governments. The policies in this section provide additional direction for the City to support, collaborate and coordinate with community organizations and the private sector to achieve and amplify economic and cultural objectives.

9.1 Local and Regional Economic Development

9.1.1 Build on Victoria's Economic Strengths

Collaborate with businesses, governments and other organizations, building on Victoria's economic strengths to:

- Maintain Victoria as a focal point for government and business office headquarters through strategic coordination with the Provincial Government to maintain and grow daytime populations in the Downtown Core, including through suitable and adequate provision of modern office and institutional spaces.

- Support the tourism sector by encouraging tourist and visitor services to cluster and coordinate in the inner harbour and Downtown Core and by supporting the retention and enhancement of transportation services and arts and cultural facilities.

- Embrace and build upon Victoria's strong and historic deep water, working harbour and encourage new ways to sustainably maximize its function, including through industrial intensification and new industries supportive of a Blue Economy and global connections.

- Encourage educational advancement, research, lifelong learning and literacy, including by supporting the development of related institutions, spaces and community infrastructure.

- Encourage local business development throughout the community.

- Support Indigenous economic development and long-term, sustainable economic reconciliation.

9.1.2 Support Economic Diversification

In addition to the sectors described in section 9.1.1, continue to support economic diversification – especially to attract high-value household sustaining jobs and businesses that retain wealth in the community. Encourage senior government to offer incentives for businesses and jobs in major and emerging economic sectors.

9.1.3 Modern Infrastructure for Economic Prosperity

Continue to work with partners to modernize and streamline urban systems that attract diverse sectors, including by encouraging new infrastructure, telecommunication and mobility technologies and supporting innovative low-carbon growth and development.

9.1.4 Support and Showcase Victoria as a Destination City

Work with local and regional partners to advance Victoria as a global leader in sustainable tourism, including by:

- Supporting the retention, enhancement and addition of tourism assets, like hotel accommodation, travel terminals, conference centres, gathering spaces and commercial and institutional destinations, particularly in and around an iconic Inner Harbour.

- Investing in a high-quality public realm that supports pedestrian enjoyment and placemaking, celebration of natural and built heritage, arts and culture and other community infrastructure in alignment with the policies of this plan.

- Enhancing key gateways, mobility connections and transportation infrastructure to better support business, goods movement and visitor connection between local and regional destinations, in alignment with the Mobility polices of this plan.

- Ensure tourism related development and initiatives align with local community values and the climate objectives of this plan.

- Celebrating the historic and future-oriented aspects of Victoria's identity and shared values including through high quality and inclusive destinations, festivals, celebrations, special events and beautification initiatives.

9.1.5 Promote and Advance Higher Education in Victoria

Collaborate with universities, colleges and advanced education institutions to create a greater academic presences and more academic activities and opportunities within the city, and specifically in the Downtown Core.

9.1.6 Support Opportunities for Research, Connection and Innovation

Encourage innovation, collaboration and research in the city, including by supporting the development of a flexible, high-capacity conference centre space that meets the diverse needs of multiple sectors.

9.1.7 Attract and Support Climate-Forward, Equity-Focused Business

Work with partners to attract, retain and support businesses and sectors that advance the low-carbon living, urban resiliency and equity objectives of this plan, including sustainable building, low carbon energy, green technology and green infrastructure.

9.1.8 Encourage, Support and Attract Health Services and Research

Work with partners to improve health services and advance research and innovation in the health sector, including by encouraging the growth and retention of health services and related light industrial and commercial activities in the Jubilee Employment District.

9.1.9 Ensure Efficient, Supportive City Involvement in Business Development

Periodically review and consider tools and levers available to the City to enable and support new local business development, business improvements and entrepreneurship, including property tax rates, tax incentives, charges, fees, grants and resources.

9.1.10 Collaborate, Communicate and Innovate with the City's Industries and Businesses

Maintain strong working relationships with industry, business and commerce organizations, major employers and economic drivers in the city, including through consultation on decisions related to land use and the design and function of the public right-of-way that may impact business viability.

9.1.11 Support Community Economic Development

Seek opportunities to support, enable and encourage economic activities that address market failures and strengthen individual and community wellbeing. Opportunities may include enhanced diversity within local businesses, special attention to Canadian newcomer businesses, supports for youth as well as unemployed or underemployed to better access economic opportunities, along with other services that improve accessibility and inclusiveness in the local economy more broadly.

9.1.12 Advance Reconciliation by Supporting and Enabling Indigenous Economic Prosperity

Continue to support the self-directed economic vision of First Nations and Indigenous Peoples, including by removing barriers and collaborating to advance modern, resilient Indigenous economic prosperity in line with the policies and objectives of this plan.

9.2 Victoria's Working Harbour

9.2.1 Reflect and Celebrate Victoria's Working Harbour Roots

Continue to celebrate the Victoria Harbour, including its history in shaping the city, its contributions to Victoria's economy and identity today, and the role it will continue to play in a vibrant, prosperous future. Together with partners, recognize and plan for the Victoria Harbour, not just as an important ecological area, but as an asset integral to the Capital Region's blue economy, supporting marine industries, transportation and recreation while connecting global economies.

9.2.2 Encourage and Support Marine Sectors in the Victoria Harbour

Continue to work with senior governments, neighbouring municipalities, public agencies, community and business partners to sustain and enhance a diversity of marine sectors in the Victoria Harbour by:

- Encouraging and attracting marine-related industrial uses and businesses on waterfront lands, including those that support regional objectives for a b**lue economy** and an **ocean futures** cluster .

- Encouraging improvements to and intensification of traditional industry that benefit from waterfront locations to maximize the use of limited land area while mitigating negative environmental outcomes.

- Continuing to support and encourage economically efficient, low-carbon, water-based shipping and transport for businesses located on the waterfront.

- Coordinating and collaborating to ensure safe, efficient mobility connections to and from the Harbour in line with the Mobility section of this plan.

- Encouraging and supporting the establishment of a marine transportation hub to support marine-related businesses and activities.

9.2.3 Support and Encourage Opportunities to Showcase the Harbour

Continue to work with partners to showcase the beauty and function of Victoria's Working Harbour, including by:

- Supporting activities and programming that showcase the harbour's vibrancy and engage citizens and visitors.

- Encouraging industrial development to include public access for recreation, fishing and public viewing of the harbour where feasible.

- Enhancing public access to the Harbour, including through the realization of the Harbour Pathway, while maintaining the ongoing viability of economic functions.

- Highlighting core functions of a working harbour and its contributions to Victoria and the greater region, including to waterfront visitors through wayfinding, signage and storytelling.

- Maintaining and improving community mobility within and around the harbour, including through new or expanded public water-based mobility options.

9.2.4 Reflect a Spirit of Reconciliation in the Victoria Harbour

Collaborate with the Songhees Nation and the Xwsepsum Nation to include cultural elements and public realm improvements that reflect and honour the waterfront's significance as part of Lekwungen history, culture and values.

9.3 Arts and Culture

9.3.1 Support a Vibrant Arts and Culture Community and Economy

Continue to support and recognize the value of arts and culture as central components to Vision 2050 - as key elements of social wellbeing and quality of life and contributors to Victoria's economic prosperity.

9.3.2 Attract, Retain and Nurture Diverse Arts and Cultural Sectors

Foster the development of diverse and inclusive cultural hubs, with clusters of industries and related activity in the arts, culture and entertainment sector, by:

- Work with community partners to retain and enhance arts and cultural facilities and to maintain and expand professional arts companies.
- Work with partners in the public and private sectors to develop a new public library in the Downtown Core.
- Collaborate with partners to identify opportunities for new arts and cultural destinations, including through co-location of public and private uses.
- Continue to host high quality events and festivals and work with partners to explore the feasibility of creating new event venues.
- Continue to enable access to suitable locations for the film industry.

9.3.3 Grow a Culture of Creativity

Maintain partnerships and collaborate with public and private entities to foster cultural development, including by:

- Celebrating and championing Victoria as a creative city, attracting diverse visitors, businesses and new residents that support creative sectors.
- Supporting diverse arts and culture facilities, programs, services and events.
- Supporting efforts to attract, diversify and expand audiences for professional arts, including through of the programming of civic facilities.
- Collaborating with partners to broaden access to arts and culture for people of all ages, incomes, backgrounds and lifestyles, and nurture education, training and informal learning opportunities in the arts, design and cultural sectors.

9.3.4 Continue to Advance Arts and Cultural Planning

Continue to engage with community members and stakeholders to maintain, enhance and grow arts and culture including by:

- Collaboratively working toward a shared vision for arts and culture in Victoria.
- Fostering and supporting community-led, non-profit and private sectors to advance arts and culture programs and initiatives.
- Regularly reviewing and adapting plans and programs to meet current needs.

- Maintaining an inventory of cultural resources and collaborating with partners to maintain and grow assets, in line with the Community Networks section of this plan.

9.3.5   Integrate Public Art Throughout the City

Continue to secure and maintain art in public places, including through City investment, voluntary provision by private sector and community-led placemaking, public art programs and other initiatives that may be supported by the City and professional artists.

9.3.6   Add, Maintain and Enhance Core Cultural Facilities

Support, encourage and collaborate with public and private entities to maintain and enhance core cultural assets in line with the Community Network section of this plan, including:

- Performance space in the Royal Theatre and the McPherson Playhouse.
- Arts and culture program space in other publicly owned facilities, including schools, community centres and library spaces.
- Arts and culture program space in private schools, places of worship and other private or non-profit community and cultural spaces and centres.

9.3.7   Animate and Program Public Spaces

Animate and program public spaces to reflect Victoria's values and collective identify, create great community places and attract visitors, including by:

- Working with partners to develop a performance location for major outdoor events in a permanent and highly accessible public space.
- Encouraging and supporting festivals, celebrations and special events in diverse public spaces throughout the city, including those led by the City, the community, non-profit organizations and private entities.
- Establishing and maintaining partnerships with professional artists and arts and cultural organizations to program the use of public space.

9.3.8   Improve the Affordability of Arts and Cultural Spaces

Encourage, support and consider opportunities to improve access to and affordability of appropriate commercial spaces for visual art, theatre and dance studios, galleries and non-profit art and culture offices, including innovative funding opportunities and permissive land use approaches, as described in the Urban Form and Land Use section of this plan.

9.3.9   Advance Multicultural and Indigenous Arts and Culture

Preserve and conserve inclusive heritage legacies, reflecting multicultural and Indigenous tangible and intangible cultural heritage in everyday encounters in the public realm, through artistic interventions, presence and traditional storytelling, and celebrate diverse art communities today.

10. A City that Speaks, Listens and Acts

ADVOCACY, DEMOCRACY AND CIVIC ENGAGEMENT

This plan is the community's official plan. It identifies a shared vision and collective values for the coming decades and charts a path forward, including through physical growth and development. However, social and civic health - the non-tangible features of a community that support societal ideals like equity, inclusion and democracy – are equally important to the realization of Vision 2050. This section of the plan provides direction to ensure that all voices continue to be heard and meaningfully inform City decisions and actions.

While the City of Victoria can use its authorities and leverage its resources to realize Vision 2050, there are many partners in realizing that vision, including other governments, agencies, non-profit organizations and the private sector that have mandates and resources beyond those of the City. In many instances, the City can play an important role as convener - bringing together actors and decision-makers across multiple jurisdictions with diverse mandates to work collaboratively work toward meaningful solutions and systemic changes. This section of the plan reflects the important role that the City of Victoria and its community members have to convene partners and advocate to regional, provincial and federal governments for local priorities.

10.1 Partnerships and Advocacy

10.1.1 Advocate for Housing Needs

Continue to advocate to other levels of government and public housing agencies to address current and future housing needs and to meaningfully improve housing affordability, including by:

- Reviewing taxes, fees, charges and other disincentives to market housing development, while ensuring the costs of growth are equitably borne.

- Creating and enhancing programs that promote and facilitate the development of new secured market and non-market rental housing.

- Creating and implementing programs that encourage, support or facilitate creative partnerships to realize alternative housing tenure models, such as collective housing.

- Creating and enhancing targeted housing assistance programs and support services for people in core need, including for seniors, low-income households, households with children and people with special needs.

- Developing and/or providing adequate funding mechanisms for sufficient, reliable and dignified services, supports and housing for people who are homeless or at-risk-of-homelessness.

- Expanding programs that protect and invest in rental housing stock under non-profit management to reduce the displacement of low-income and median income households.

10.1.2 Advocate for Community Infrastructure Needs

Continue to cultivate partnerships and advocate to other governments, public agencies and the private sector for a collective approach to meeting community infrastructure needs, including by:

- Enhancing public access to and community use of open spaces that are owned, leased or managed by other levels of government, private entities, school boards or community agencies.

- Reflecting the vital role Victoria's recreation system plays in the regional network of parks, open space, trails and recreational facilities.

- Investing in City-owned park and recreational facilities and infrastructure, including through capital funding and private donations.

- Investing in major arts, cultural and public space assets that contribute to Victoria's role as a destination city, including museums and galleries.

- Investing in major community and cultural assets in the Downtown Core that benefit the broader region, including new Public Library space.

- Considering creative operating models, joint use agreements, integrated services and programming or other approaches that maximize space and operational resources.

10.1.3 Advocate for Improved Mobility and Connections

Continue to cultivate partnerships and advocate to other governments and public transportation agencies for:

- **Regional Transit:** Timely implementation of the frequent and rapid transit network, where service levels are increased significantly to allow seamless travel in Victoria and the surrounding area.

- **Better Connections:** Reliable, intra- and interregional travel, including
  - Sustainable, frequent access to Victoria International Airport and ferry terminals.
  - New rapid transit such as Light Rail Transit (LRT) to support a growing region.
  - The ongoing viability of and sustainable access to ferries and water-based air services in the Inner Harbour.

- **Improved Local Connectivity:** Consistent, convenient and clear local connections and services across municipal boundaries for all mode types and freight movement.

- **Low Carbon Options:** Expanded funding for and investment in low carbon mobility infrastructure.

10.1.4 Advocate for Climate Action

Continue to cultivate partnerships and advocate to other governments, public agencies and the private sector for meaningful climate action and coordinated planning, including by:

- Maintaining an understanding of greenhouse gas emissions and ongoing climate hazards, risks and vulnerabilities.

- Improving regulations, initiatives and funding mechanisms that advance energy efficiency and fuel switching.
- Exploring and enabling opportunities for on-site technologies that re-use waste heat and to generate energy from waste recovery.
- Promoting and supporting the construction of low-carbon buildings and building retrofits through incentives, supportive legislation and funding mechanisms.
- Improving climate literacy and encouraging individual and community action.

10.1.5 Advocate for Sustainable Regional Food Systems

Advocate to the Capital Regional District to work with partners to form a Regional Food Policy Council that supports the policies and objectives described in Section 8.2 Urban Food Systems.

10.1.6 Coordinate for Sustainable Regional Infrastructure Planning

Continue to advance sustainable management of regional infrastructure services, including for drinking water, liquid waste and solid waste, by supporting the Capital Regional District in the regular update and implementation of management plans.

10.2 Civic Engagement

10.2.1 Ensure Good Governance Through Meaningful Engagement

Recognize that everyone has the right to be engaged in decisions that impact them and that community members hold unique knowledge to inform decisions.

10.2.2 Foster a Culture of Belonging and Empowerment

Through regular communications and engagement opportunities, facilitate a sense of community belonging where all people feel safe and empowered to share their feedback and experiences and take part in influencing City decisions.

10.2.3 Advance Equitable Engagement

Advance equity in public engagement and civic processes through collaborative planning, capacity and trust building, elevating underrepresented voices, addressing barriers to participation and prioritizing evidence-based decision-making.

10.2.4 Build Capacity for Ongoing Civic Engagement

Facilitate and support regular activities that both improve the community's understanding of civic processes and participation opportunities, and the City's understanding of the lived experiences across Victoria, emphasizing capacity building for and with community members who have been historically underrepresented.

Schedule A

Plan Implementation

ADMINISTRATION, ADAPTIVE MANAGEMENT AND MONITORING

This section provides guidance for plan implementation, while enabling responses to changing and emerging conditions including by monitoring progress over time.

A.1 Administration

A.1.1 Consistency with City Policy

All City plans, policies and bylaws that address the topics of this plan should be generally consistent with its policies and objectives or be made generally consistent over time. Where new City plans, policies and bylaws are considered, the consistency with this plan should be documented, including they ways in which specific objectives are being advanced.

A.1.2 Zoning Bylaw Consistency

Updates to the City's zoning bylaw(s) should be generally consistent with this plan and seek to advance its intent and objectives. Variances for site-specific zoning conditions may be appropriate where aligned with this plan's objectives and, if applicable, other City policy.

A.1.3 Density Benefits

In accordance with section 482 of the *Local Government Act*, the City may develop or amend its zoning bylaw(s) to identify areas where higher densities may be achieved, aligned with the Urban Form and Land Use section of this plan, in exchange for community benefits that advance the objectives of this plan, including amenities, affordable housing and special needs housing.

A.1.4 Voluntary Contributions

Voluntary amenities and other commitments secured through rezoning applications must be established through a covenant, security or other agreement and should accomplish the following, subject only to extraordinary conditions or circumstances:

- Advance the goals and objectives of this plan.
- Provide amenities that are identified in other City policy.
- Provide for maintenance in perpetuity, where applicable, such that any public costs are minimized or eliminated.

A.2 Development Review Processes

A.2.1 Community Consultation on New Development

Where appropriate, the City will facilitate opportunities for community consultation on proposed development applications that is commensurate with the scale and potential impact of the proposal. Consultation will be organized by the applicant and guided by the City to be inclusive and equitable, considering the needs of and implications for the local area where the development is proposed, as well as the broader needs and desires of the community. The majority of input should be collected early in the development process to better inform key directions; consultation at subsequent stages should be streamlined.

A.2.2 Coordination With Public Service and Infrastructure Agencies

Those considering new development are encouraged to engage in early conversations with entities that have jurisdiction or mandates in the city and may be impacted by or involved in proposed development. Such entities include but are not limited to:

- Transport Canada where development may impact the functions of the harbour or fall within a Victoria Inner Harbour Airport flight path as identified by the current Obstacle Limitation Surface (OLS).
- BC Hydro or other major utility providers.
- School District 61.
- Island Health.

A.2.3 Transit-Oriented Areas

Where a transit-oriented area has been identified by the Provincial government development in the designated areas that is in alignment with provincial regulations and policy guidance is supported by this plan.

A.2.4 Development Approval Information Areas

In accordance with section 485 of the *Local Government Act*, the entire City of Victoria is designated as a Development Approval Information Area in which development approval information may be required on any anticipated impact of a proposed activity or development on the community. The special conditions that justify this designation are:

- The Urban Structure Concept identifies areas of the city where intensive and higher density development is envisioned to promote climate forward growth, support innovative land use and development and provide for housing and employment land needs. Information may be required to assess the need for any public amenities to support growth from new development, and the feasibility of district energy or other closed loop systems.

- The potential for tenant displacement resulting from redevelopment enabled through the Urban Structure Concept. Information about tenants who are or may be displaced by a redevelopment, as those terms are defined in the Community Charter.

- The existence of high land values in Victoria relative to other municipalities in the Capital Region may impact the attraction of new development, particularly commercial and light industrial uses. Information may be required to assess land markets.

- As most of Victoria's urban growth is accommodated through infill, new development has the potential to impact existing buildings, structures and land. Information may be required to assess any impacts on solar access, wind patterns, traffic and parking, and municipal services such as infrastructure.

- The existence of contaminated lands and hazardous lands including ones at risk of soil subsidence (liquefaction) in the event of an earthquake. Information may be required to assess environmental site conditions.

- The existences of buildings, structures and underground infrastructure that require seismic upgrades. Information may be required to assess the seismic conditions of existing development and infrastructure facilities.

- The existence of heritage properties that may require rehabilitation, adaptive reuse, new additions or integration with new development. Information may be required on the heritage value and character of historic properties, and conservation plans where relevant.

- The existence of environmentally sensitive areas. Information may be required for environmental assessment to guide and inform protection.

- The existence of greenhouse gas emissions resulting from the materials and construction processes throughout the life cycle of a building. Information may be required, where possible, to assess the embodied carbon emissions and environmental impacts associated with the complete lifecycle of a new development, including material extraction, manufacture, transportation, construction, replacement, refurbishment, demolition, removal, and other processes.

The objectives that justify this designation are:

- To achieve residential and employment growth through intensification in alignment with the Urban Structure Concept.

- To guide and support new development that contributes to the goals and objectives in this plan.

Information required for the consideration of major development proposals may include, but are not limited to:

- Shadow and wind studies;

- Traffic and parking studies;

- Servicing studies;

- District energy feasibility studies;

- Integrated water resource management plans;

- Public amenities gap analysis;

- Economic land analysis and market studies;

- Social assessments and social impact assessments;

- Environmental assessments;

- Environmental site assessments, related to contamination of land, air and water;

- Geotechnical and hazard mitigation analysis;

- Heritage assessments and heritage conservation plans;

- Tenants who are or may be displaced by a redevelopment, as those terms are defined in section 63.1 of the *Community Charter;*

- Lifecycle assessment of the building and building material assessments, where available;

- Bills of materials, Environmental Product Declarations, and/or life cycle assessments outlining material quantities and evaluating associated environmental and carbon impacts of a system, component, product, assembly, or whole building; and

- Other relevant analysis and studies.

A.2.5   Temporary Use Permit Areas

The entire City is designated for the issuance of temporary use permits for uses that would otherwise not be permitted on the lands for which they are proposed, subject however to greater specification of permissible temporary uses as identified in zoning bylaw(s), if any.

A.2.6   Development Permit Areas and Heritage Conservation Areas

The City will continue to guide changes in Development Permit Areas and Heritage Conservation Areas through Schedule C of this plan.

A.3 Adaptive Management

The Official Community Plan is designed to be a living document that adapts to emerging issues and risks through systematic review and updates. Adaptive management of the plan involves learning from successes, failures and new information to better progress toward Vision 2050 over time. This process helps ensure resilience in the face of global economic, social and climatic change and uncertainty. It also creates space for nimble responses to localized shifts in socio-economic conditions, evolving community values or local hazards.

A.3.1   Five-Year Adaptive Management Cycle

In accordance with the Local Government Act, particularly sections pertaining to housing needs reports, the City will review this plan as well as associated bylaws every five years and update each as required. A five-year implementation plan and a monitoring program will inform adaptive management decisions and support civic engagement for required plan reviews and updates.

i.   Plan Implementation

The City will identify five-year implementation priorities among the Victoria 2050 City Actions outlined in this plan and will advance implementation of these priorities through regular work planning within the limitations of City resources and annual financial planning process.

ii.   Plan Monitoring

The City will develop an Official Community Plan monitoring program that is integrated with other monitoring and regulatory reporting initiatives and include measurable indicators for key policies and objectives. This program will consider:

- Desired outcomes and targets.
- Methods and frequency for data collection and analysis.
- Considerations for data interpretation.
- Approach reporting and dissemination.

iii. Plan Evaluation

The monitoring program will be used in concert with ongoing research, analysis and information gathering to evaluate progress toward key policies and objectives including:

- Evaluating observable trends from monitoring findings.
- Considering implications of changes to legislation or regulatory responsibilities.
- Undertaking a structured approach to learning from management and operational experience.
- Tracking new conditions, research and evolving best practices.

iv. Plan Adjustment

The City will consider insights and knowledge accumulated through the adaptive management cycle to inform adaptive management decisions, including policy or bylaw amendments and adjustments to OCP implementation priorities as part of the City's Corporate Plan cycle.

The City may undertake a comprehensive review of this plan or make strategic amendments to its content outside of the regular review cycle in response to major change, unforeseen trends or events, or new strategic directions or opportunities identified by the City.

The adaptive management decision making process will be clear and open to the public, as guided by the City's civic engagement policies and in accordance with the *Local Government Act*.

A.3.2 Other Amendments to the OCP

Amendments to this plan that are not triggered by the City as part of the adaptive management cycle described above will generally not be considered. Where an external party, such as a development applicant, seeks to amend this plan for a discreet purpose, the party should:

- Facilitate public engagement commensurate with the degree of change being proposed and in accordance with City policy.

- Consider implications to the full suite of objectives and polices in this plan and ensure the general intent and vision of the plan can still be achieved.

A.4 Glossary

Blue Economy

A concept recognized by the World Bank as "sustainable use of ocean resources for economic growth, improved livelihoods and jobs, and ocean ecosystem health."

Collective Housing

A form of residential living arrangement that includes shared spaces and facilities with an emphasis on affordability, community building, and social interaction. This model can encompass a variety of housing types and tenures, including co-operative housing, co-housing, and co-living models. To align with this definition, these models must be designed to offer residents long-term security of tenure.

Complete Streets

Complete Streets are designed and operated to enable safe access for all users – pedestrians, cyclists, public transit passengers, and those in vehicles. Complete Streets ensure people of all ages and abilities can walk, bike, and roll safely along and across the street to their destinations. Complete Streets also ensure the right-of-way enables safe and efficient public transit service, viable goods and service delivery, and green street infrastructure.

Design for Deconstruction and Reuse

Designing buildings that facilitate low-waste adaptation and renovation, re-use of building materials and minimal waste when the building reaches end-of-life and is demolished. Approaches may be related to the building design, siting and layout, chosen materials or construction approach and documentation.

Five Pillars (approach to substance use and addiction)

A coordinated, comprehensive approach to addictions that balances public order and public health to create safer and healthier communities.

The five pillars approach addresses: (1) prevention; 2) harm reduction; 3) treatment and supportive recovery; 4) stable housing with supports; and, 5) enforcement.

It aims to dramatically reduce the amount of on-the-street consumption, deaths, and disease association with addictions.

A Five Pillars approach is distinct from traditional Four Pillars approach in that it recognizes housing as its own pillar.

Food System

Tangible and intangible features that support food access, production, processing, distribution and waste management.

Industrial Intensification

More efficient or productive use of industrial lands, including through supportive built forms and vertical integration of industrial and other employment related uses.

Ocean Futures

A network of existing and future economic activity centred around the ocean and marine-based businesses in the Victoria region, including industry, technology, and education, envisioned to operate through a Blue Economy framework, focused on responsible, sustainable ocean use for economic prosperity.

Pollution Prevention Hierarchy

Framework for prioritizing actions based on reduce, reuse, repair, repurpose, and finally recycle.

Production, Distribution and Repair (PDR) Uses

Production, distribution and repair (PDR) is a general category of lighter industrial uses that may include:

- Construction, trades and design.
- Food and beverage processing.
- Traditional and high-tech manufacturing, prototyping and testing.
- Biomedical and environmental laboratories.
- Film production.
- "Back-of-house" uses such as commissary kitchens and commercial laundries.
- A wide range of artisanal and artistic production.

Temporary Shelters

Temporary accommodation provided to individuals or families experiencing homelessness with varying levels of support.

Watershed

An area of land that collects and channels rainfall and snowmelt to a common body of water, such as a lake, creek, wetland, or the ocean. Watersheds can vary in size, and smaller watersheds can be part of larger ones. While there are large regional watersheds that collect water for drinking, all land and properties are made up of smaller watersheds that absorb and move water as part of a larger cycle.

Schedule B

Regional Context Statement

ALIGNMENT WITH CRD REGIONAL GROWTH STRATEGY

This section provides a regional context statement that illustrates how the City of Victoria implements the ten objectives of the Regional Growth Strategy.

Regional Context Statement

The City of Victoria collaborates with 12 partner municipalities and an electoral area to advance regional objectives, including implementation of the Capital Regional District's (CRD) Regional Growth Strategy (RGS). With the Capital Region's population continuing to increase, growth must be managed to ensure that regional sustainability and livability are enhanced over time. As the core municipality in the Capital Region, the City of Victoria plays a vital role in achieving the vision and objectives of the RGS as originally adopted by the CRD Board in 2018 and amended in 2021. In accordance with the Local Government Act, this part of the OCP provides a regional context statement that illustrates how Victoria implements applicable objectives of the RGS, which include:

1. **Managing and Balancing Growth**
   1.1. Keep Urban Settlement Compact
   1.2. Protect the Integrity of Rural Communities
2. **Environment and Infrastructure**
   2.1. Protect, Conserve and Manage Ecosystem Health
   2.2. Manage Regional Infrastructure Services Sustainably
3. **Housing and Community**
   3.1. Create Safe and Complete Communities
   3.2. Improve Housing Affordability
4. **Transportation**
   4.1. Improve Multi-Modal Connectivity and Mobility
5. **Economic Development**
   5.1. Realize the Region's Economic Potential
6. **Food Systems**
   6.1. Foster a Resilient Food and Agriculture System
7. **Climate Action**
   7.1. Significantly Reduce Community-Based Greenhouse Gas Emissions

Regional Growth Strategy Consistency

The following sections, ordered by the ten objectives of the RGS, demonstrate the consistency between Victoria's OCP and the RGS.

Managing and Balancing Growth

Keep Urban Settlement Compact

As a municipality entirely within the CRD's Urban Containment Policy Area, Victoria's accommodation of housing and employment plays a central role in achieving the RGS Objective 1.1: Keep Urban Settlement Compact. One of the five Big Moves of the OCP, in pursuit of Vision 2050 and the OCP goal posts, is to embrace a new urban form that makes way for diverse forms of compact housing and businesses within the downtown and in complete, connected, low-carbon communities throughout the city.

Aligning with RGS Policies (1), (2) and (6) as well as Approaches (II) through (IV) of RGS Objective 1.1, the OCP's Urban Form and Land Use policies, as well as policies in the sections related to Mobility and Community, support more people to live, work and play within Victoria's network of complete communities. The focal points of these complete communities are aligned with the OCP's Transit Priority Network and connected by high coverage walking, biking and rolling networks that support safe, affordable and sustainable mobility options. All of these aspects of the OCP help to increase the proportion of apartments, row houses and other attached housing types within complete communities and supports the RGS objective to accommodate the majority region's new dwelling units within the Urban Containment Policy Area.

Aligning with Policy (4) and Approach (I) of RGS Objective 1.1, the OCP also continues to emphasize the Downtown Core as a prominent centre for business, government, arts and culture on Vancouver Island. It provides direction for meeting the city's employment land needs in the coming decades and including through an innovative mix of uses in and around the Downtown Core as the primary regional employment, business and cultural centre.

Protect the Integrity of Rural Communities

Victoria is a built-out urban city with no rural areas and is completely located within the Urban Containment Policy Area. Therefore, the rural policies under Objective 1.2 of the RGS are not generally applicable. However, the plan's land use planning and development polices do play a role in protecting the Capital Region's rural communities by accommodating a significant proportion of regional population through a diversity of housing options within walkable, transit accessible communities.

Alignment with Objective 1: Managing and Balancing Growth

Core OCP Policy Sections that support RGS Objective 1: Managing and Balancing Growth include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Population Growth
  - Housing Need
  - Employment Growth
- Five Big Moves Toward Vision 2050
  - Embracing a New Urban Form
  - Strong Community Infrastructure
  - Prosperous, Progressive Economy
- Urban Form and Land Use
- Community Networks
- Mobility Networks and Hubs
- Vibrant and Prosperous Economy

Environment and Infrastructure

Protect, Conserve and Manage Ecosystem Health

In alignment with Principles (I) through (III) of RGS Objective 2.1: Protect Conserve and Manage Ecosystem Health, the OCP provides direction on sustainable planning, circular systems and zero-waste. It encourages practices and approaches that reduce demand for natural resources, minimize waste and mimic natural processes.

The OCP supports regional solid waste and water management efforts and promotes a culture of conservation. It aims to prevent pollution related to air, noise and light to mitigate public and ecological health impacts. Additionally, it focuses on reducing construction waste and emissions, designing for reuse and preventing pollution of watersheds. It promotes sustainable energy use and urban food systems.

In alignment with Principles (IV) and (V) of the RGS Objective 2.1, the OCP recognizes how the city's Blue Green Networks support biodiversity and ecosystem health through a connected system of waterways, open spaces and natural assets. With guidance and direction applicable to both the public and private realms and a vision for broad integration of blue green infrastructure throughout the city, the plan supports protection and enhancement of Victoria's natural assets, shorelines, watersheds and urban forest:

- The OCP integrates ecosystem and population health as a core priority of land use and transportation network planning. Specifically, the OCP's Perimeter Block Concept, where buildings are oriented to green and active streets with functional interior courtyards. This approach to urban form is an essential strategy for addressing housing needs in a manner that contributes to maintaining and enhancing Victoria's Blue Green Network, particularly in the context of increasing extreme rain and heat events due to a changing climate.

- The OCP further strengthens the integration of ecosystem health into land use planning with explicit direction to protect ecological assets in growth and development and especially to pursue sensitive site planning in ecologically rich areas. The plan provides direction to add, expand or enhance Development Permit Areas and associated guidelines for the purpose of environmental protection, including an expanded shoreline protection area.

- The OCP directs the updating and maintenance of an integrated rainwater management plan which plays a vital role in protecting, conserving and managing ecosystem health providing a watershed-focused lens to long range planning.

These directions demonstrate strong alignment with the RGS policies to identify, protect, enhance and restore healthy ecosystems using policies, regulations, Development Permit Areas and other regulatory tools.

The OCP also provides direction for strategic and equitable investment in a multi-functional network of urban parks, including linear parkways. This approach supports enhanced human and ecological connectivity, ecosystem services and access to nature and facilitates long-term protection of the Capital Green Lands identified in the RGS. Major parks identified as Capital Green Lands in Victoria, such as Beacon Hill Park, Summit Park and Gonzales Hill Regional Park, are identified as Public Facilities, Institutions, Parks and Open Spaces by the OCP's Urban Structure Map and on the Parks and Open Spaces Map in Schedule D.

Manage Regional Infrastructure Services Sustainably

Aligning with Principles (I) and (II) of RGS Objective 2.2, the OCP establishes housing and employment Goal Posts and strategies for meeting these needs that focus on the Downtown Core and Priority Growth Areas. This approach promotes settlement patterns that are cost-effective and efficient to service within the regional context. This sustainable approach to land management is further supported by directions to support green infrastructure in concert with the renewal, expansion and adaptation of more traditional engineered infrastructure in the context of a changing climate.

Aligning with Principles (III) and (IV) as well as the Policies of RGS Objective 2.2, the OCP recognizes that, as Victoria advances toward Vision 2050, engineered infrastructure - sanitary sewers, water conveyance and stormwater systems - will need to be renewed to serve a growing population. The plan includes policies for sustainable and efficient management of engineered assets, in alignment with regional infrastructure plans. The management of infrastructure and utilities is also supported through the City's various utility masterplans that are informed by the OCP and population growth projections.

Additionally, the OCP supports a zero net solid waste community in partnership with the CRD as well as closed loop systems in resource recovery. These approaches support the RGS objective of avoiding any negative impacts to the long-term availability of utility services within the Urban Containment Policy Area, and thoughtfully consider the impacts of climate change.

Alignment with Objective 2: Environment and Infrastructure

Core OCP Policy Sections that support RGS Objective 2: Environment and Infrastructure include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Climate Goal Posts
- Five Big Moves Toward Vision 2050
  - Climate Forward City Building
  - Functional, Connected Green Spaces
  - Strong Community Infrastructure
- Urban Form and Land Use
- Community Networks
- Blue Green Networks
- Climate Forward City
- Healthy, Safe and Resilient City
- Sustainable City
- A City that Speaks, Acts and Listens

Housing and Community

Create Safe and Complete Communities

Aligned with the RGS Complete Communities Criteria, the OCP focuses growth in complete communities. Up to six storey intensive residential development is envisioned in Priority Growth Areas, near community and commercial nodes and along the Transit Priority Network. The OCP further supports development of complete communities by envisioning high-rise mixed use buildings in Town Centres, which are envisioned to be home to high density residential as well as significant employment, institutional and cultural anchors, large programmed public open spaces and major transit exchanges.

In alignment with Policies (1) and (2) of RGS Objective 3.1, the maps and related policies within the OCP demonstrate the existing and envisioned coverage of many of the components of complete communities. Relevant maps include the Urban Structure Map and the maps in Schedule D which show Victoria's Town Centre and Village Network, Parks and Open Spaces, Linear Parkway Opportunities, Cycling Network, Transit Priority Network, and Mobility Hubs that illustrate:

- An urban form and land use pattern that supports continued evolution of a robust range of housing options for people of different ages, incomes, household structures, needs and abilities.

- Enhancement of core employment lands and with opportunities for innovative uses and modern approaches to accommodating a range of office-based, industrial, cultural and tourism sectors within the city, further supporting opportunities to work, shop and learn.

- Strategic guidance to enhance the already robust network of parks, green spaces and community infrastructure to support a growing and urbanizing community.
- Mobility objectives, policies and directions that support complete, connected, low-carbon communities and seamlessly coordinated, future oriented travel options that prioritize people over vehicles.

The OCP also defines and provides direction to enhances Victoria's Community and Mobility Networks. While the vast majority of Victoria is already within a ten-minute walk to many if not all components of a complete community as defined by the Complete Communities Criteria in the RGS, the OCP directs approaches and priorities for further enhancing and connecting community infrastructure through redevelopment and capital investment.

In addition to the complete community supporting directions noted above and aligning specifically with criterion (IV) of the RGS' Complete Communities Criteria, the OCP provides direction to ensure Victoria is safe and welcoming for a demographically diverse community. Directions are provided for safe, welcoming public spaces for all, a culture of community support and connection, and contextually appropriate approaches to crisis response and community safety.

Aligning with Policy (3) of RGS Objective 3.1, the OCP identifies areas of seismic and tsunami hazards on the related map in Schedule D and ensures new development in Victoria considers and mitigates seismic and other disaster risks through comprehensive risk assessments and appropriate engineering measures. The City's approach to disaster risk reduction is summarized in the OCP and includes efforts to prepare, mitigate, respond and recover, in line with senior government frameworks.

Addressing Policy (4) of RGS Objective 3.1, the OCP promotes the development and maintenance of resilient urban infrastructure that can withstand and adapt to climate impacts, such as extreme heat and precipitation events. It supports efforts to improve ecological processes and enhance hydrological functions, including through a watershed-focused approach to planning. Specifically, it supports resilient and green infrastructure solutions, restoration of natural hydrological systems, on-site rainwater management and urban forest enhancement.

Furthermore, the OCP encourages innovative approaches to coordinate infrastructure for compatibility, ensuring that public and private utilities are designed in a manner that is compatible with City infrastructure, public space and the urban forest. Through collaboration with regional partners and continuous improvement of hazard understanding, the OCP aims to create a safer, more resilient community that is well-prepared for both seismic and climate-related risks.

Improve Housing Affordability

Aligning with the RGS Approaches to Housing Affordability and Policies of RGS Objective 3.2: Improve Housing Affordability, the OCP defines near and long-term housing Goal Posts which detail both the need to catch up on latent demand and the

need to keep up with projected population growth. Goal Posts are aligned with the City's most recent Housing Needs Report. The plan provides a comprehensive set of strategies for meeting housing needs across the full Housing Continuum and throughout the city. The plan's overall Urban Form and Land Use approach, with an emphasis on Priority Growth Areas in the Residential Fabric, ensures Victoria can meet current and future housing needs within complete, connected, low-carbon communities that reduce the need to rely on travel by car. This land use approach also helps mitigate a risk identified in the RGS related to the potential for growth management measures to have supply-limiting effects.

The OCP provides direction to continue to work with the full range of partners involved in affordable housing provision, which includes ongoing participation in a range of regional strategies, initiatives and programs to support supply across the continuum.

Policy Alignment with Objective 3: Housing and Community

Core OCP Policy Sections that support RGS Objective 3: Housing and Community include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Population and Housing Growth
- Five Big Moves Toward Vision 2050
  - Embracing a New Urban Form
  - Strong Community Infrastructure
- Urban Form and Land Use
  - Meeting Housing Needs
- Community Networks
- Mobility Networks
- Blue Green Networks
- Climate Forward City
- Welcoming, Equitable City
- Healthy, Safe and Resilient City
- A City that Speaks, Acts and Listens

Transportation

Improve Multi-Modal Connectivity and Mobility

Aligning with Policies (1) and (2) and all Principles of RGS Objective 4.1, the OCP helps locate growth and trip-generating uses where they can be efficiently serviced by transit and active transportation through its objectives for a diverse regional downtown core, a network of transit-oriented nodes, and complete communities in between. These objectives are addressed through the plan's close alignment of the Urban Form and Land Use guidance with the Transit Priority Network and Mobility Hubs as also evident through maps in Schedule D.

The plan also reinforces the City's commitment to prioritizing strategic investment in public transit and connecting to the region, including street improvements that align with high-quality transit service and planning for rapid transit on key corridors. The OCP reflects Victoria's ongoing commitment to collaboration in regional transportation planning, including through continued involvement in development of strategies, plans and initiatives and participation regional programs.

Aligning with Principles (II), (III), and (V) through (VII) as well as Policies (3) and (4) of RGS Objective 4.1, the OCP emphasizes transit and active modes through commitments to incremental improvements in active transportation infrastructure and facilities that support frequent transit services. These commitments are guided by 2050 targets for a greater share of trips being made by walking, rolling, cycling or public transit, and more complete access to an all-ages and abilities cycling route. Achievement of these targets will significantly contribute to the overall RGS target of 42% of all trips being made by walking, cycling and transit.

The OCP's Mobility Networks and Hubs section informs the prioritization of the right-of-way and streetscape design through policies that support and enable:

- Improved pedestrian experience and accessibility
- Improved bike and roll network connections
- A high coverage Frequent Transit Network
- Reliable and safe routes for emergency vehicles and goods and services
- A recognition of streets as places for people, mobility and urban infrastructure

Policy Alignment with Objective 4: Transportation

Core OCP Policy Sections that support RGS Objective 4: Transportation include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Climate Goal Posts
- Five Big Moves Toward Vision 2050
  - Embracing a New Urban Form
  - Strong Community Infrastructure
- Urban Form and Land Use
- Community Networks
  - Linear Parkways
- Mobility Networks
  - Mobility Networks
  - Mobility Hubs
- Blue Green Networks
- Welcoming, Equitable City
- A City that Speaks, Acts and Listens

Economic Development

Realize the Region's Economic Potential

Aligning with Economic Development Considerations (I), (VI), (VII) and (X) as well as Policies (1) and (2) of RGS Objective 5.1, the OCP emphasizes the importance of maintaining and enhancing employment lands to support a diverse regional economy. The OCP's anticipates and seeks to accommodate employment growth that supports the RGS target for a jobs/population ratio of 0.60 for the Core Area. It supports continued economic development in the downtown core and employment districts. It includes strategies to preserve, intensify and diversify employment uses, including deliberate protection of industrial lands for industrial uses.

Aligning with Economic Development Considerations (VIII) and (IX) as well as Policies (3) and (4) of RGS Objective 5.1, the OCP prioritizes the attraction of new businesses, a highly skilled workforce and investment that supports the retention and growth of existing businesses. The OCP's focus on innovative and adaptable use of commercial spaces and support for emerging economic sectors aligns with the RGS goal of fostering a resilient and responsive economy. The OCP also highlights the need to collaborate with educational institutions to promote lifelong learning and skill development, further supporting the region's economic potential.

Although the RGS does not identify any renewable resource lands within the City of Victoria's boundaries, the OCP's directions to support and enhance marine sectors in the Greater Victoria Harbour and tourism-based industries reflects a recognition of Victoria's maritime context and deep water harbour as strategic economic resources.

Furthermore, OCP's approach to meeting housing needs – focused on residential infill and transit oriented growth – helps take residential development pressure off employment lands. This addresses the RGS Economic Development Consideration related to addressing the shortage of industrial/business land in a manner that is consistent with overall goals related to complete communities and compact settlement.

The OCP's integrative approach to Community Networks and community infrastructure as well as affordable housing provision play foundational roles in helping to reduce poverty in the Capital Region. Overall, these approaches ensure an adequate supply of employment and residential land to help achieve the region's economic potential.

Aligning with Economic Development Considerations (II) and (IV) of RGS Objective 5.1, the OCP includes actions to support economic reconciliation as well as continued efforts to understand, reflect and weave in Indigenous land and water management systems, which help to guide collaborative economic development with First Nations and sustainably manage strategic economic resources such as water, aggregate and energy. The earlier-discussed ways that the OCP aligns with the RGS objective to protect, conserve and manage ecosystem health also relate to how the OCP addresses these Economic Development Considerations.

Policy Alignment with Objective 4: Economic Development

Core OCP Policy Sections that support RGS Objective 5: Economic Development include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Employment Growth
- Five Big Moves Toward Vision 2050
  - Embracing a New Urban Form
  - Strong Community Infrastructure
  - Prosperous Progressive Economy
- Urban Form and Land Use
- Community Networks
- Mobility Networks
- Blue Green Networks
- Welcoming, Equitable City
- Vibrant and Prosperous City

Food Systems

Foster a Resilient Food and Agriculture System

Aligning with Principles (I) through (V) as well as Policies (1) and (2) of RGS Objective 6.1, the OCP emphasizes comprehensive food system planning that supports local and regional food production, processing and distribution. The plan encourages developers and community partners to integrate local food growing, sharing and sales opportunities in all community nodes and supports food vendors and farmers markets throughout the city's Community Networks. This approach aligns with the OCP's land use and mobility network planning approach relating to the development of complete, connected, low-carbon communities in the region's core. All together, this integrated approach to food systems, land use, and mobility planning advances the RGS goal of fostering a place-based food economy that enhances local food security while helping to avoid urban/agricultural land use conflict at the regional scale.

The OCP's policies to consider reconciliation in food security actions, celebrate local, Indigenous and multicultural food traditions and partner to increase food security and production demonstrate a commitment to regional objectives to support First Nations food interests and a collaborative approach to working with other local governments, organizations and community members on food systems initiatives.

Aligning with Principles (VI) through (VII) as well as Policies (3) and (4) of RGS Objective 6.1, the OCP encourages working with regional partners to support a quality, resilient regional food system that can adapt to a changing climate and withstand other challenges like shocks in the global food system or energy prices. The plan's vision and strategies for Zero Waste Systems align with the RGS policy to support food waste management.

The OCP's focus on supporting and encouraging localized food production, processing and distribution contributes to the regional economy and improves residents' connections to food. Additionally, the OCP's commitment to supporting healthy, dignified food choices and building food system knowledge and skills aligns with the RGS policies related to agricultural viability as well as principles around encouraging food system education and agri-tourism.

Policy Alignment with Objective 6: Food Systems

Core OCP Policy Sections that support RGS Objective 6: Food Systems include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Climate Goal Posts
- Five Big Moves Toward Vision 2050
  - Climate Forward City Building
  - Functional, Connected Green Spaces
  - Strong Community Infrastructure
  - Prosperous Progressive Economy
- Community Networks
- Welcoming, Equitable City
- Sustainable City

Climate Action

Significantly Reduce Community-Based Greenhouse Gas Emissions

Aligning with Principles (I) through (III) as well as Policies (1) and (2) of RGS Objective 7.1, the OCP takes a climate focused approach accommodating growth and housing needs. It continues to emphasize compact development in the regional core, and supports a network of complete, connected communities, served by low carbon mobility options. This directly implements the RGS principles and policies related to a low-carbon built form that supports active transportation modes and transit service.

The plan includes a wide array of policies that support RGS goals for efficient energy use, clean and renewable district energy, and low-zero emissions vehicles, including:

- Encouraging and facilitating low-carbon, efficient and climate resilient buildings.
- Encouraging a low-carbon construction industry.
- Reducing waste and emissions from demolition.
- Collaborating on low-carbon district energy opportunities.
- Encouraging and facilitating low-carbon mobility through land use, capital investment and inter-jurisdictional coordination.
- Supporting electrification through advocacy and collaboration with other levels of government, agencies and utility providers.

- Advocating for renewable energy and promoting fuel switching.
- Facilitating the transition to electric and low-emission vehicles

Aligning with Principles (IV) through (VI) and Policy (3) of RGS Objective 7.1, the OCP recognizes, values and protects the ecosystem services provided by Victoria's Blue Green Network and natural assets. In addition to providing explicit direction to prepare for and respond to climate impacts, the plan integrates proactive climate adaptation planning into all elements of city building. Examples include the Urban Form and Land Use Perimeter Block Concept, the recognition of Modern Street Functions and the approach to Linear Parkways which support the urban forest and the maintenance and enhancement of crucial ecosystem services.

The plan also integrates adaptation measures and the protection of ecosystem services throughout direction for Blue Green Networks and provides directions for coastal resiliency and community focused adaptation.

Policy Alignment with Objective 6: Climate Action

Core OCP Policy Sections that support RGS Objective 6: Climate Action include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Climate Goal Posts
- Five Big Moves Toward Vision 2050
  - Embracing a New Urban Form
  - Climate Forward City Building
  - Functional, Connected Green Spaces
  - Strong Community Infrastructure
- Urban Form and Land Use
- Community Networks
- Mobility Networks
- Blue Green Networks
- Climate Forward City
- Sustainable City
- A City that Speaks, Acts and Listens

Schedule C

Development Permit Areas and Heritage Conservation Areas

AREAS AND GUIDELINES

This section will be developed and included following Council direction.

Schedule D

Maps

This section provides maps referenced by earlier sections of the plan.

Burnside Village
Tolmie Village
Mayfair Town Centre
Finlayson Village
Gosworth Village
Hillside Town Centre
Gorge Road Village
Selkirk Village
Oaklands Green Village
Craigflower Village
Quadra Village
Cedar Hill at Hillside Village
Haultain Corners Village
East Bay Street Village
Catherine Village
Midtown Town Centre
Jubilee Town Centre
Westside Village
Central Park Village
Fernwood at Bay Village
Fort at Richmond Village
Lime Bay Village
Fernwood Village
North Park Village
Oak Bay Village
Oak Bay Junction Town Centre
Fisherman's Wharf Park Village
East Fort Street Village
Angler's Club Village
Richardson at St. Charles Village
Breakwater Village
James Bay Village
Cook Street Village
Wildwood Village
Irving Village
Fairfield at Moss Village
Holland Point Village
Moss at May Village
Fairfield Plaza Village
Gonzales Bay Village
Clover Point and Ross Bay Villages

Legend:
- Town Centre
- Community Village
- Local Village
- Waterfront Village

Metres
0   500   1,000

MAP

Parks, Open Spaces and Community Facilities

- ▨ Municipal Parks
- ▮ Other Parks, Open Spaces and Plazas
- ◉ Proposed Parks
- — Shoreline
- Ⓐ Arena
- Ⓒ Community Centre
- Ⓟ Pool
- Ⓢ Senior Centre
- Ⓢ School

Linear Parkways Preliminary Opportunities

Greenway Network
— Greenways
···· Proposed Greenway Connections

Key Off-Street Connections
— Existing Trails and Pathways

Street Parks and Street Plazas
 Priority Opportunity Areas*

* Street Parks include public spaces created through potential shared or pedestrian-only streets and by repurposing underutilized road spaces. Streets without sidewalks, lanes, and streets that align with historic creeks and stormwater mains may also be suitable locations for Street Parks. Additionally, they can be established at locations previously identified in City policies and plans as existing and future pedestrian connection opportunities.

Street Plazas include existing street end closures, future street end closures and other plaza opportunities near Villages and Town Centres.

Exact locations, designs, and sequencing for Street Parks and Plazas will be determined through future studies, development, and consultation processes. Future Street Parks and Plazas may also be implemented in unmapped locations on an opportunity basis, where suitable right-of-way conditions align with need, growth, and special opportunities, such as through frontage improvements or capital projects.

Cycling Network

Existing AAA Cycling Network *

Existing Non-AAA Cycling Network

Expanded Cycling Network **

* Bridge Improvements

● Bike Valet

Bike Valet Study Area ***

* The Existing Non-AAA Cycling Network and Expanded Cycling Network will continue to be developed over time to improve safety and comfort. New routes will be added to the AAA Network with an aim towards a Cycling Network that is safe and comfortable for anyone biking or rolling. Working with partners, including neighbouring municipalities and private landowners, the City will continue to be opportunistic in introducing improvements (including additions to the AAA network).

** Exact route, design and sequencing to be determined through future study and consultation processes.

*** Priority area for additional bike valet(s). Exact location, capacity, design and operation to be determined through future study.

Transit Priority Network

Transit Oriented Areas

○ Transit Oriented Area *

● Future Transit Oriented Area

⬭ Transit Exchange Study Area

Frequent Transit Corridors

━━ Rapid Transit Network

━━ Frequent Transit Network

Transportation Corridor

━━ E&N Rail Trail / Island Rail Corridor

The "Victoria Region Transit Future Plan" is administered by BC Transit and may be subject to change. Transit Exchange Study Areas are shown as approximate areas of opportunity, with additional Mobility Hubs shown on Map X. Local Transit Routes not shown.

* Provincially prescribed

Map labels: Gorge Rd East, Jutland Rd, Finlayson St, North Dairy Rd, Quadra St, Hillside Ave, Shelbourne St, Craigflower Rd, Skinner St, Tyee Rd, Bay St, Richmond Rd, Esquimalt Rd, Douglas St, Begbie St, Foul Bay Rd, Pandora Ave, Oak Bay Ave, Yates St, Johnson St, Wharf St, Fort St, Burdett Ave, Cook St, Belleville St, Erie St, Superior St, Southgate St, Fairfield Rd, Oswego St, Menzies St, Government St, Dallas Rd, Niagara St

Metres
0 500 1,000

Mobility Hubs

Map labels:

- Gorge Road Village
- Mayfair Town Centre
- Selkirk Village
- Hillside Town Centre
- Quadra Village
- Midtown Town Centre
- Douglas and Caledonia
- Westside Village
- Central Park Village
- Jubliee Town Centre
- Bayview West
- North Park Village
- Fort at Richmond Village
- Dockside South
- Centennial Square
- Johnson Street Bridge
- Yates and Quadra
- Oak Bay Village
- Visitor Centre
- Central Branch Library
- Oak Bay Junction Town Centre
- Belleville Ferry Terminal
- Victoria Conference Centre
- Menzies and Superior
- James Bay Village
- Cook Street Village
- Ogden Point
- Fairfield Plaza Village

Legend:

- ● Major Mobility Hub
- ● Minor Mobility Hub
- ● Waterfront Mobility Hub
- Waterfront Mobility Hub Opportunity Area
- Frequent Transit Network
- Rapid Transit
- Douglas Street Transit Plaza

Scale: Metres 0 — 500 — 1,000

Locations shown on the map indicate general areas of opportunity to secure and install mobility hub infrastructure. Additional sites may be considered, with facilities delivered through capital improvements, transit service expansion and major redevelopment to improve access to key destinations and transitions between mobility modes.

Local trip generators not shown on the map, including local and waterfront villages, parks and recreation facilities, employment and education centres and intersections of existing mobility networks are to be considered when siting shared mobility and improving access to other mobility networks.
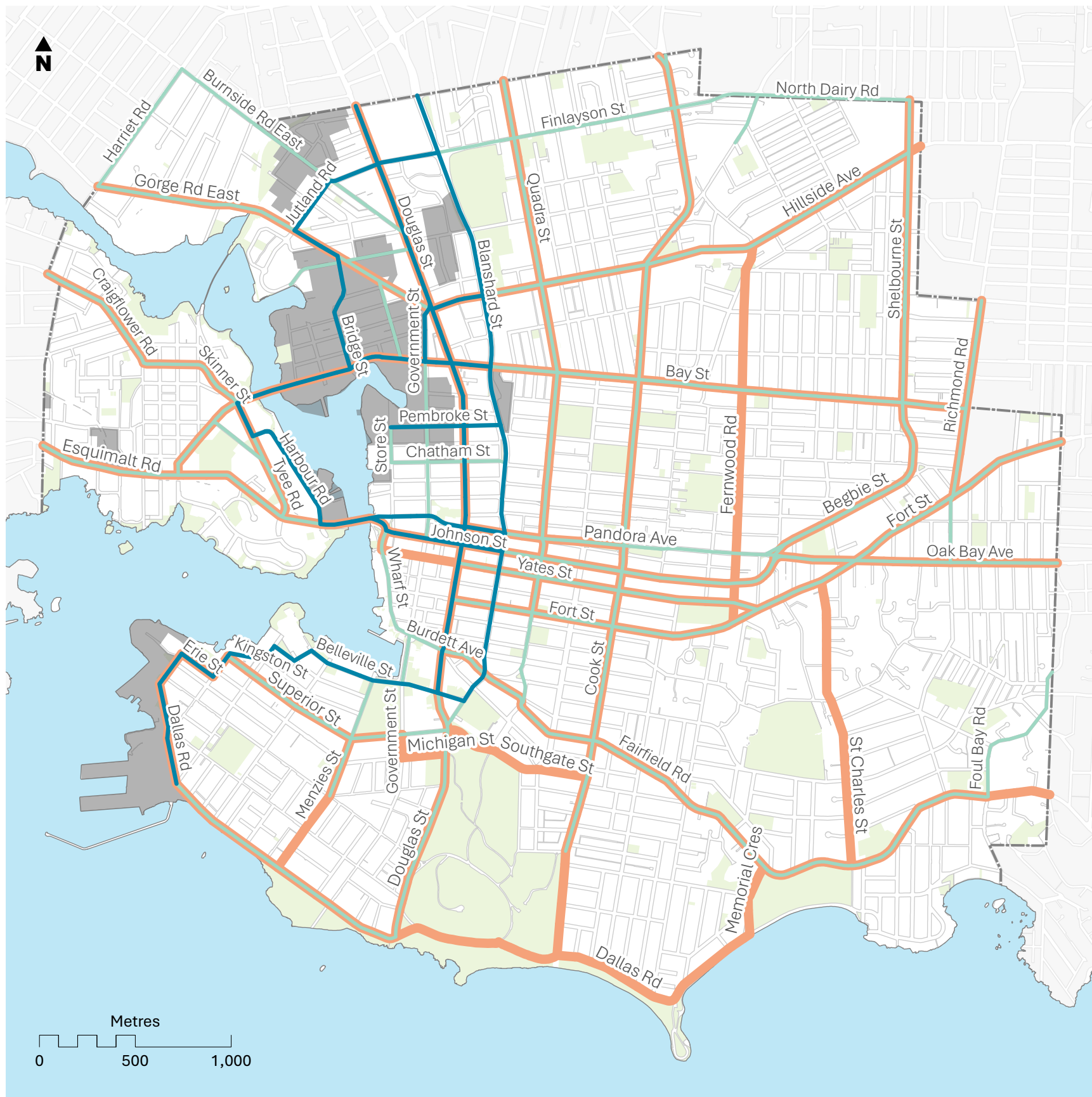
Truck and Emergency Response Network

Legend:
- Emergency Response Route
- Truck Route
- Commercial Route
- Urban Industrial Reserve

All streets in Victoria's road network can and will be served by emergency services including fire, police and ambulance. Emergency Response Routes identified in this map align with land use designations and existing or planned traffic signal technologies. Streetscape designs and curbside management policies may be adapted over time to accommodate specific emergency response needs.

A network of Truck Routes facilitate the efficient movement of industry goods and services in Victoria and the wider region.
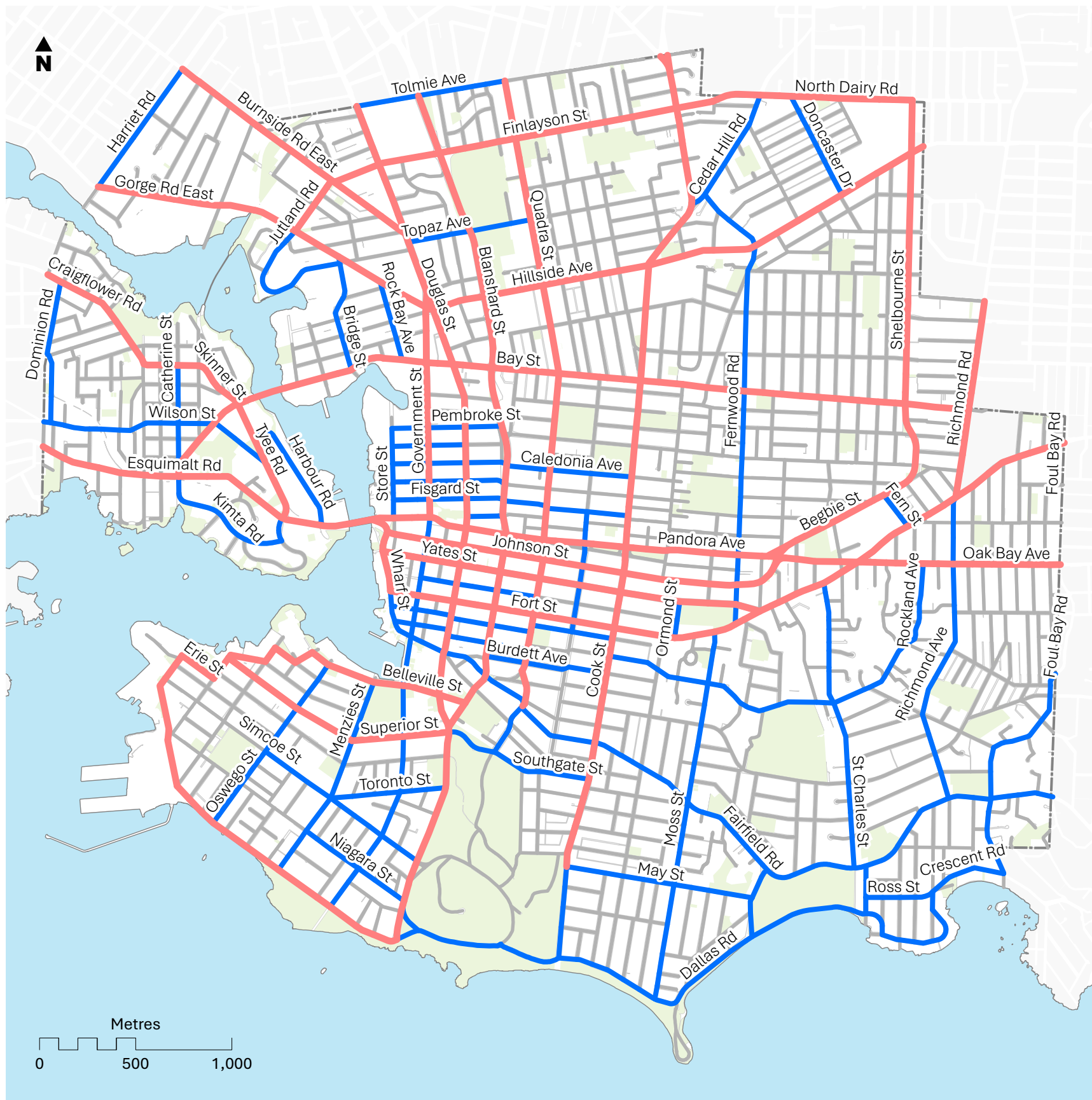
MAP

Functional Street Classification

Legend:
- ▬ Arterial
- ▬ Collector
- ▬ Local
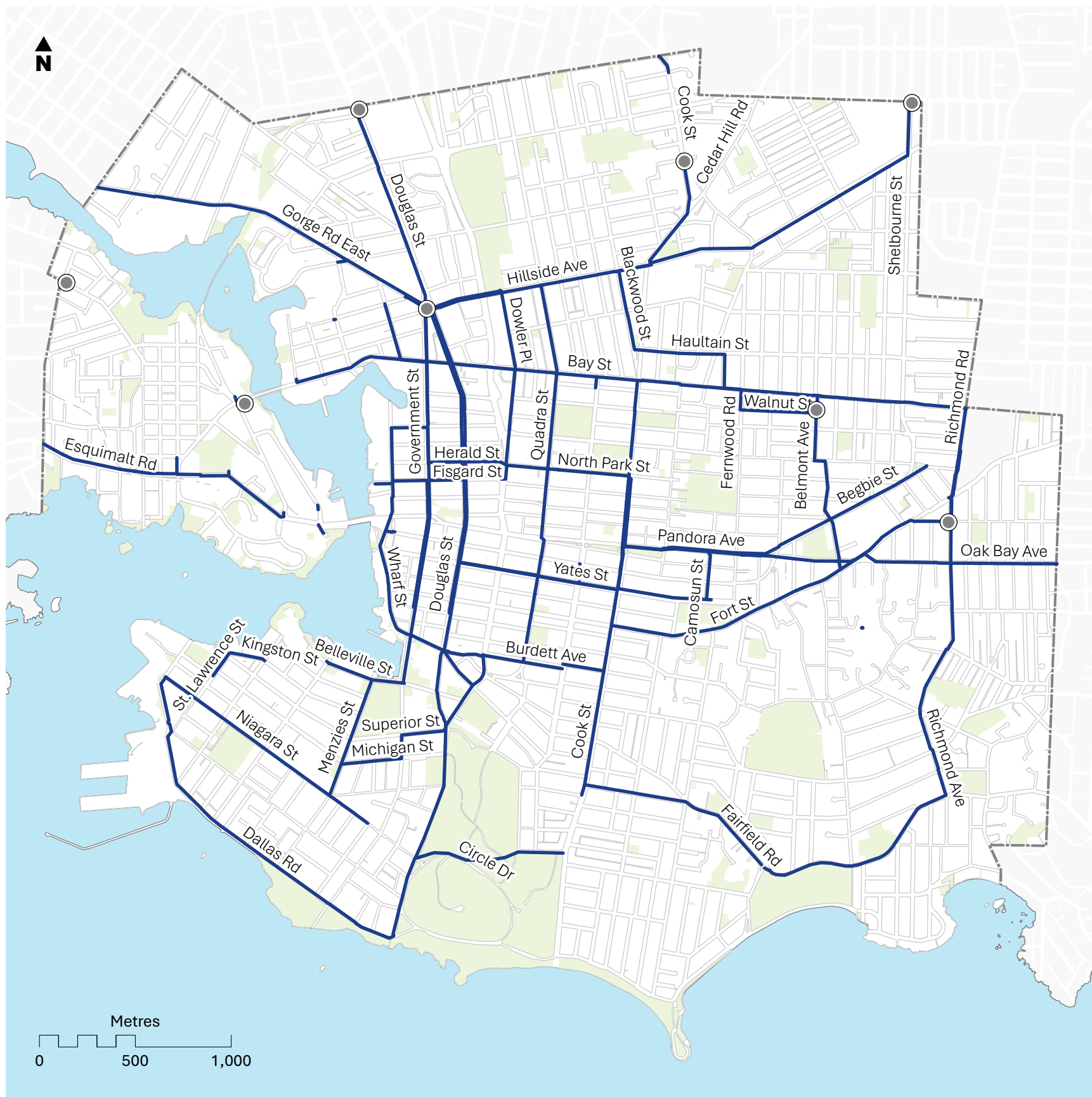
Water Main Network

⊙ Pressure Reducing Valve (PRV)

── Major Water Main (300 mm or greater diameter)

This map identifies existing infrastructure only. The phasing of future capital works will be defined through Master Plans for civic infrastructure and subsequent amendments to the OCP bylaw.

*Civic infrastructure includes water mains less than 300 mm in diameter, which are not included on this map.

Metres

0   500   1,000
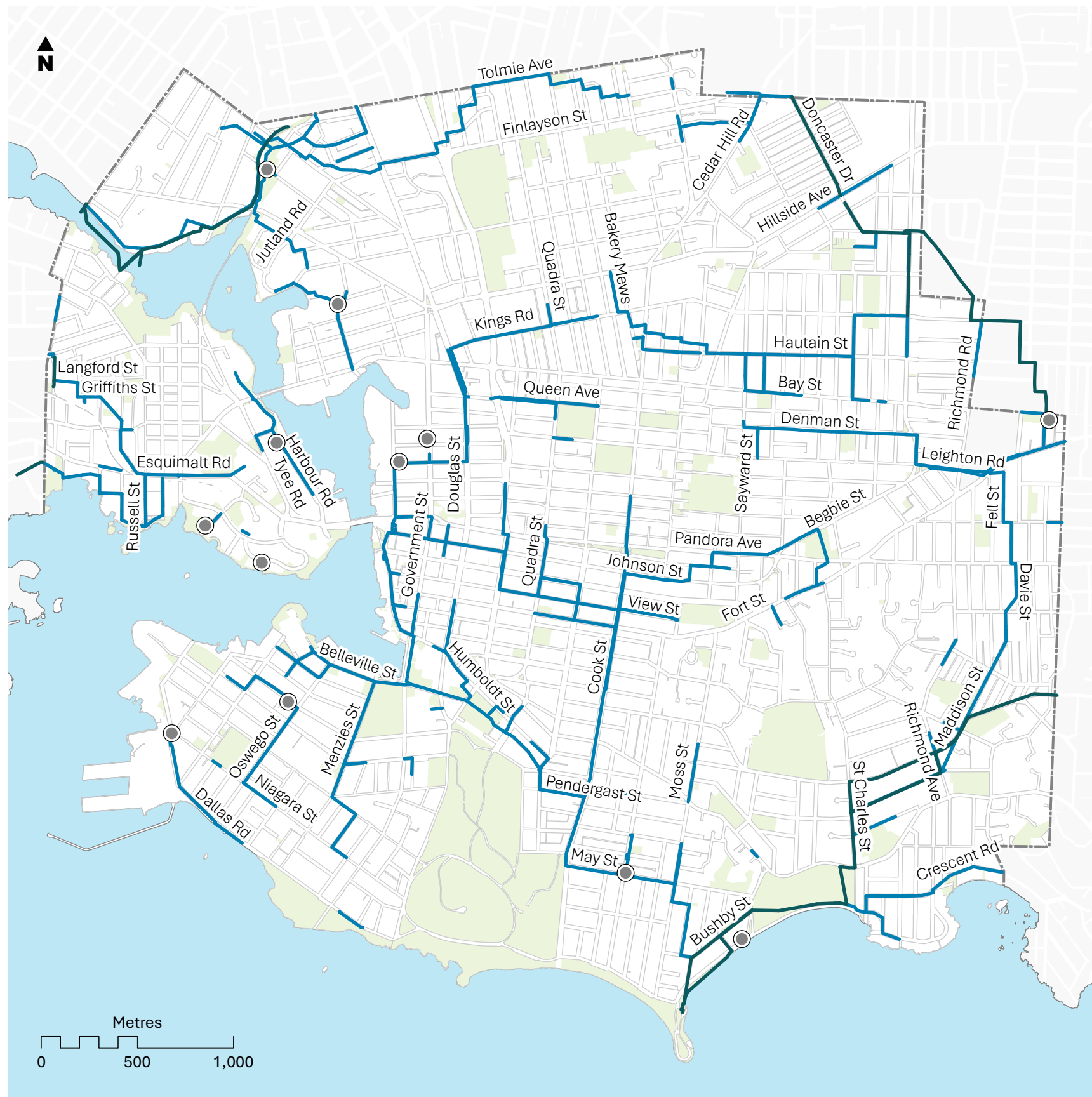
Sanitary Sewer Main Network

◉ Sanitary Pump Station

Major Sanitary Sewer Mains *

(250 mm or greater diameter)

—— Capital Regional District Sanitary Sewer Main

—— City of Victoria Sanitary Sewer Main

This map identifies existing infrastructure only. The phasing of future capital works will be defined through Master Plans for civic infrastructure and subsequent amendments to the OCP bylaw.

*Civic infrastructure includes sanitary sewer mains less than 250 mm in diameter, which are not included on this map.
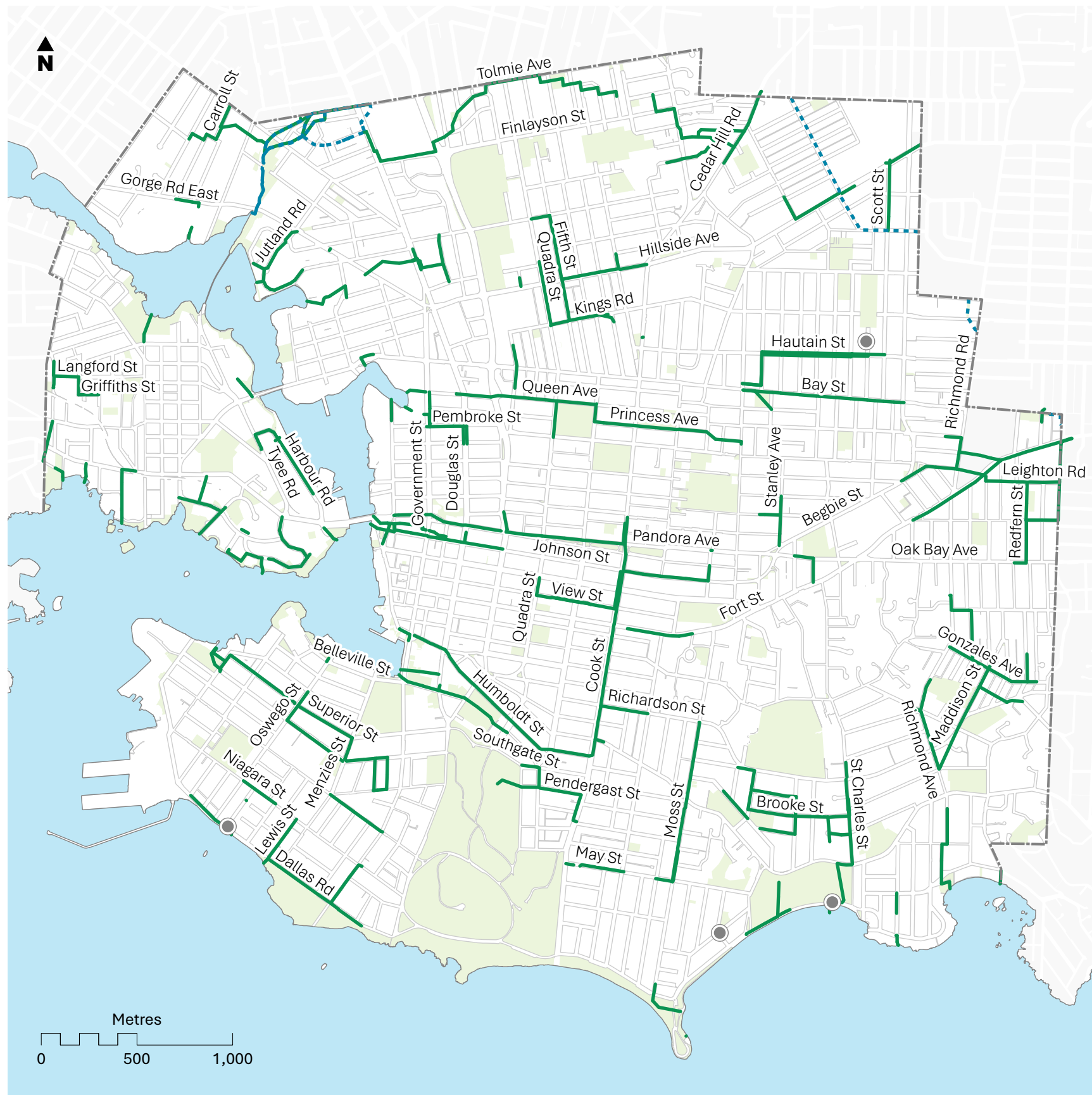
MAP #

Stormwater Main and Natural Drainage Network

◉   Stormwater Pump Station

──   Major Stormwater Main (250 mm or greater diameter)

──   Open Creek

┄┄   Enclosed Creek

This map identifies existing infrastructure only. The phasing of future capital works will be defined through Master Plans for civic infrastructure and subsequent amendments to the OCP bylaw.

*Civic infrastructure includes stormwater mains less than 250 mm in diameter, which are not included on this map.
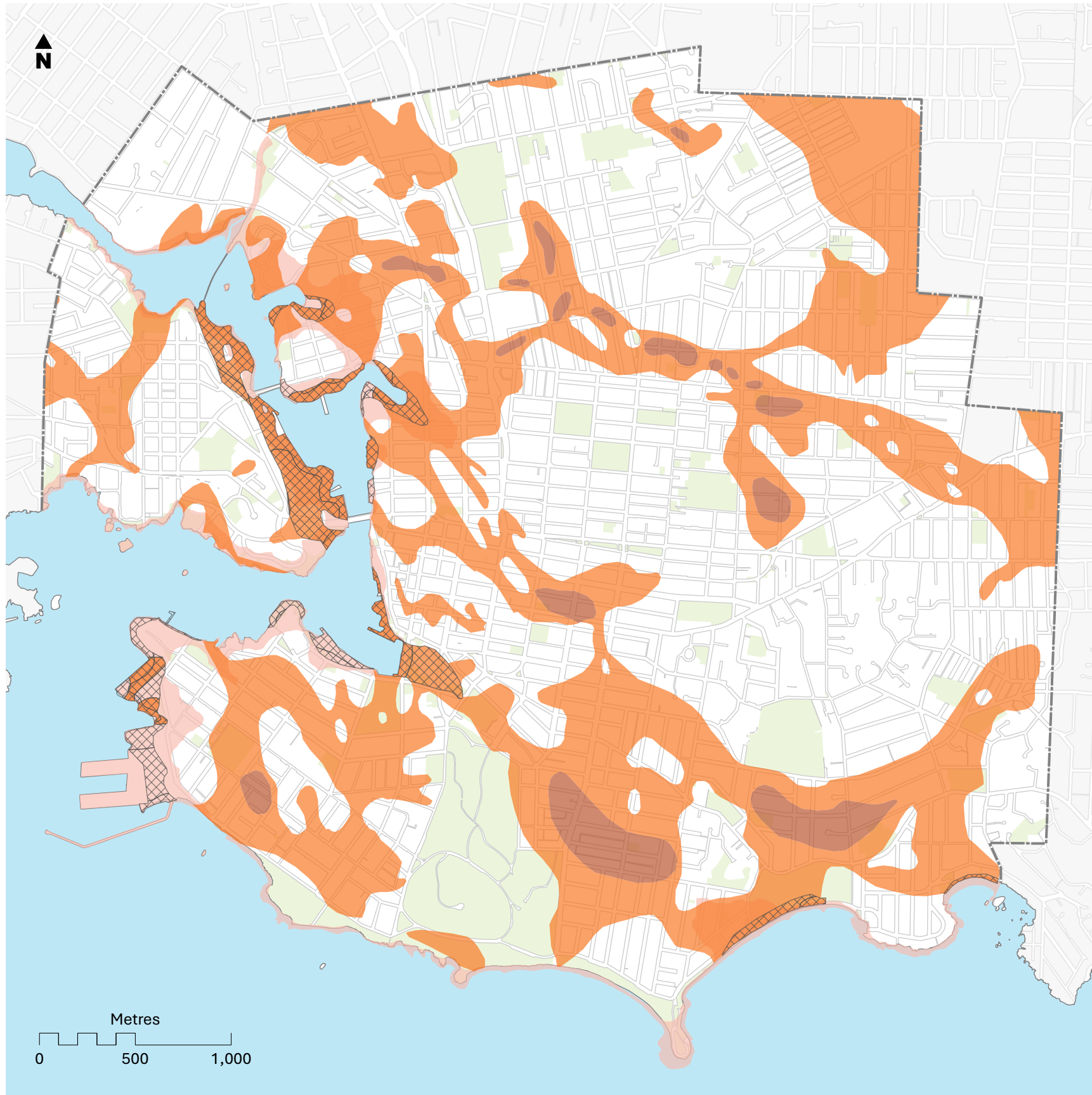
MAP

Seismic and Tsunami Hazard

Legend:
- High to Very High Amplification Hazard
- Moderate to High Amplification Hazard
- Tsunami Hazard Zone
- High Liquifaction Hazard

Amplification

Amplification of ground motion refers to the increase in the intensity of ground shaking that can occur due to local geological conditions, such as the presence of soft soils.

Liquefaction

Liquefaction is the transformation that occurs when earthquake shaking causes sand to lose its strength and behave like a liquid. In the Victoria area, the liquefaction hazard is greatest in geologically young beaches and in artificial fills.

Source

Composite Relative Earthquake Hazard Map, British Columbia Geological Survey

Metres

0   500   1,000