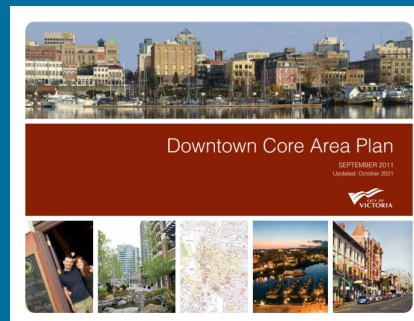


Downtown Core Area Plan

Review and Update

James Bay Neighbourhood Association

December 8, 2021

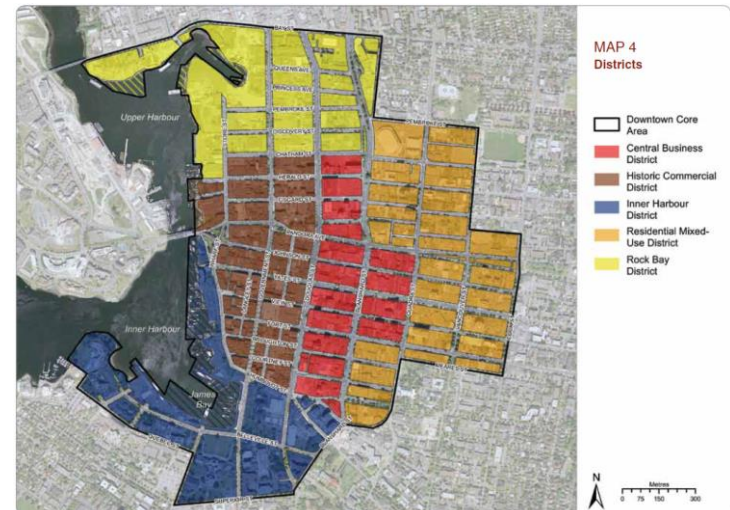
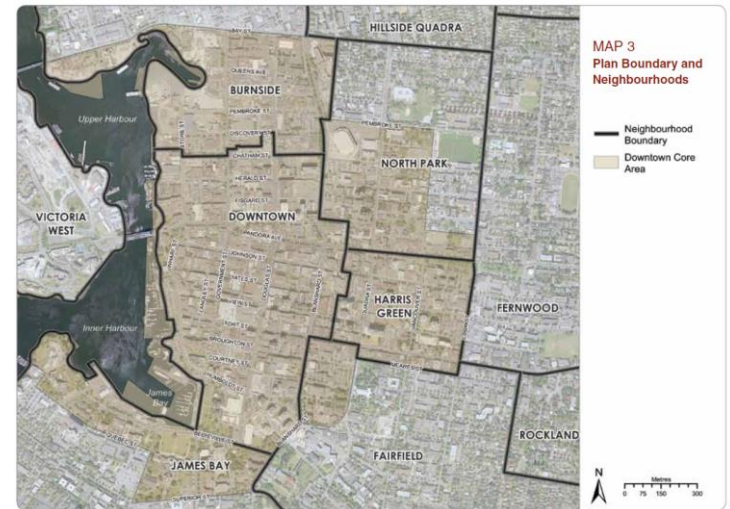


Agenda

- 1. DCAP Background**
- 2. What we set out to achieve**
- 3. Changes to Building Design Guidelines**
- 4. Changes to DCAP Chapters**
- 5. OCP Amendments and Next Steps**

1. Background

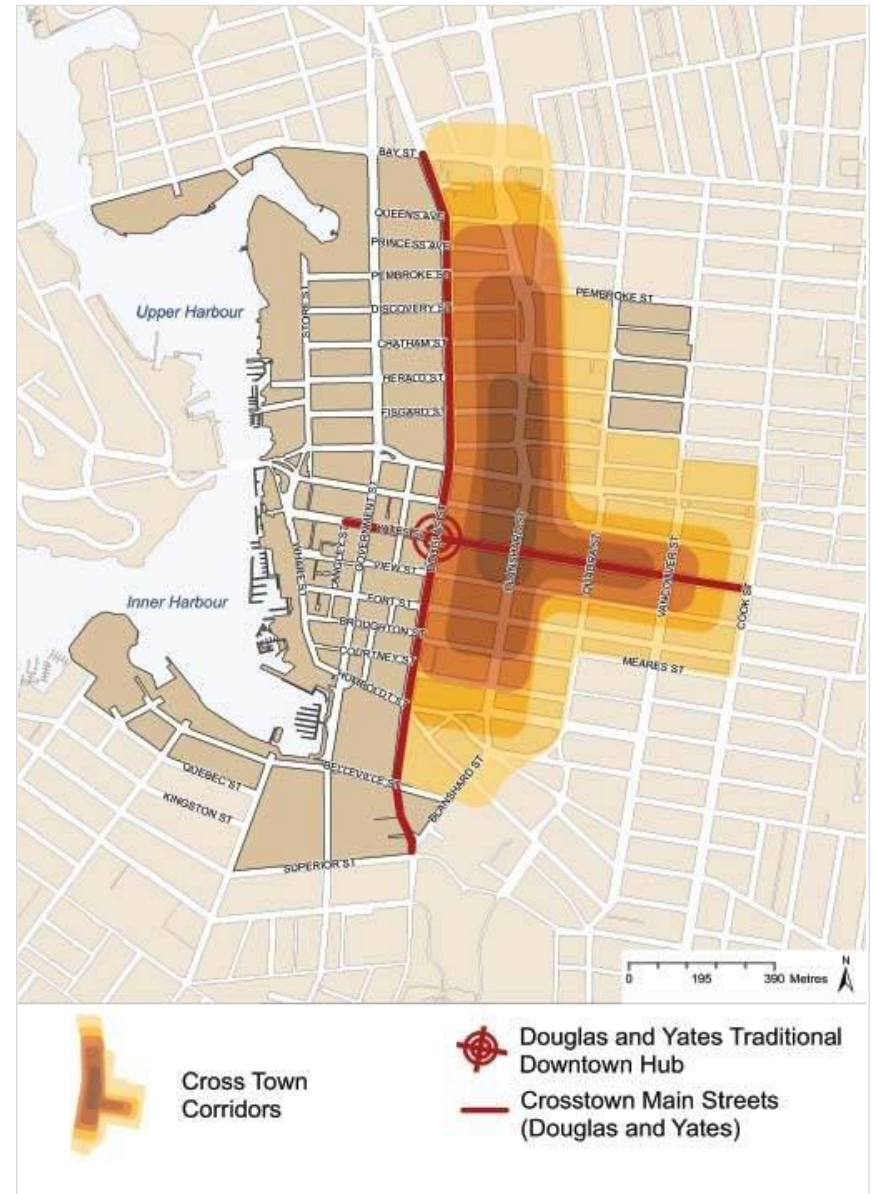
- DCAP approved September 2011
- Policy guidance for development applications within broader Downtown Core Area.
- Does not replace neighbourhood plans
- Overdue for a periodic (5yr) review – Adaptive Management Framework.
- Project plan approved May 2020:
 - Direction to undertake review with a **focus on enhancing liveability through improved building design.**
 - No changes to existing land use policies e.g., height/density



1. Background

Crosstown Concept

- Concentrates density along Douglas/Blanshard and Yates Street corridors
- Moves redevelopment pressure away from Old Town and Inner Harbour areas
- Supports Douglas Street Transit Corridor
- Reinforces 'Urban Amphitheatre' concept

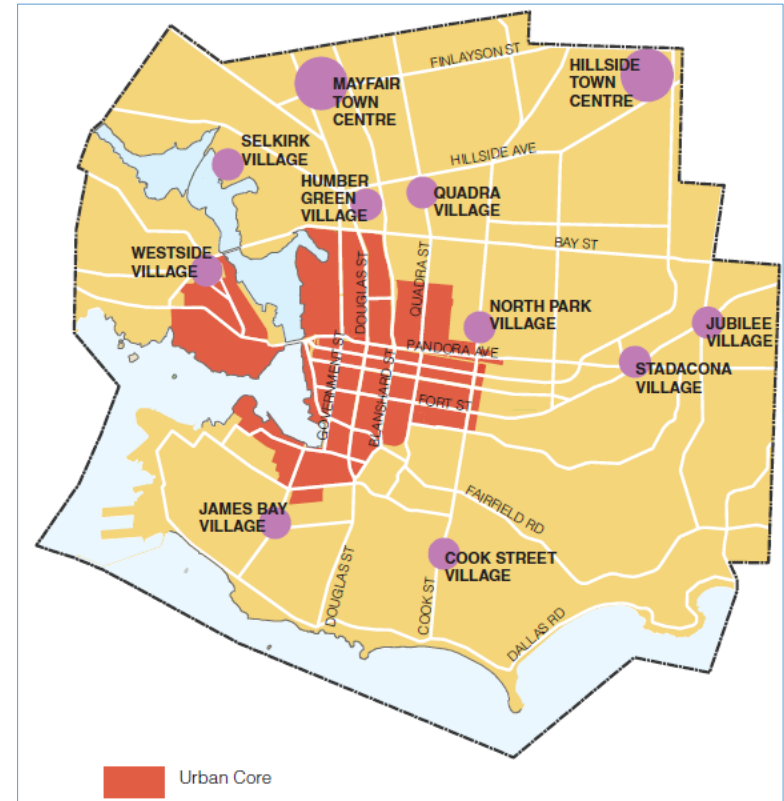


1. Background

Accommodating Growth

Year	New Housing Units	City wide Share
2012	718	73%
2013	157	33%
2014	118	33%
2015	833	81%
2016	493	67%
2017	651	78%
2018	858	62%

- Downtown Core Area composes most of Urban Core (OCP) – Excludes Songhees area
- Residential growth in Urban Core has continued to exceed OCP target (50%)



1. Background

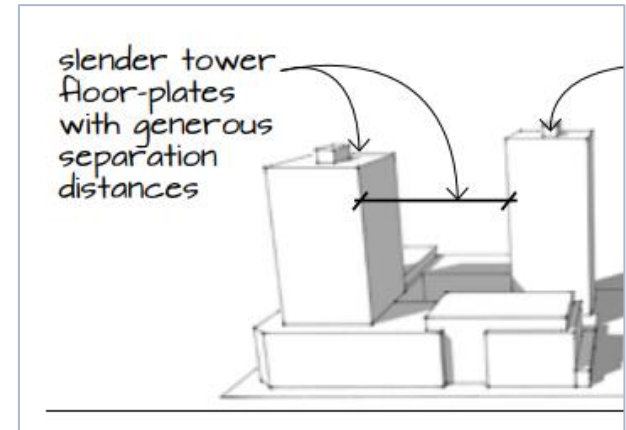
Zoning Bylaw 2018

- Design guidelines support existing development regulations contained in Zoning Bylaw 2018.
- Zoning Bylaw 2018 applies primarily within the Downtown, Harris Green and North Park Neighbourhoods.
- Remainder of city subject to Zoning Regulation Bylaw



2. What we set out to achieve...

- Improve **liveability** through tower separation, building setbacks and orientation
- Provide well-designed **outdoor amenity spaces**
- Update **floor plate** size limits for residential and commercial towers
- Address design opportunities and challenges for smaller sized or **residual lots**



2. What we set out to achieve...

- Encourage **innovative** use of **materials** and **building designs**
- Provide guidelines for **heritage** buildings
- Establish **context specific** guidelines for Inner Harbour area
- Improve **user friendliness** and **interpretation**

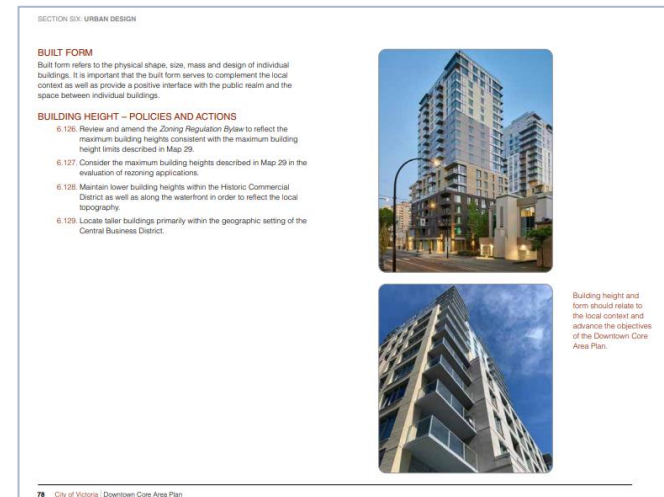


3. Key Changes to Building Design Guidelines

- Improved distinction between general guidelines and those for tall buildings
- Accessibility and Barrier free guidelines
- Bird-friendly building design guidelines
- Refined criteria for sun-shadow analysis
- Guidelines to mitigate wind tunnel impacts
- Revised tower setbacks based on further architectural testing and specific to uses and interface (commercial vs. residential)
- Revised commercial floor plate limits and building height thresholds
- Greater discretion for design of institutional and industrial buildings (Rock Bay/Arts & Innovation District)

4. Key Changes to Downtown Core Area Plan

- Updated maps
- Replace conceptual illustrations with photos
- Updated reference to City policies (e.g., Downtown Public Realm Strategy, Go Victoria)
- New Sidewalk Width Guidelines

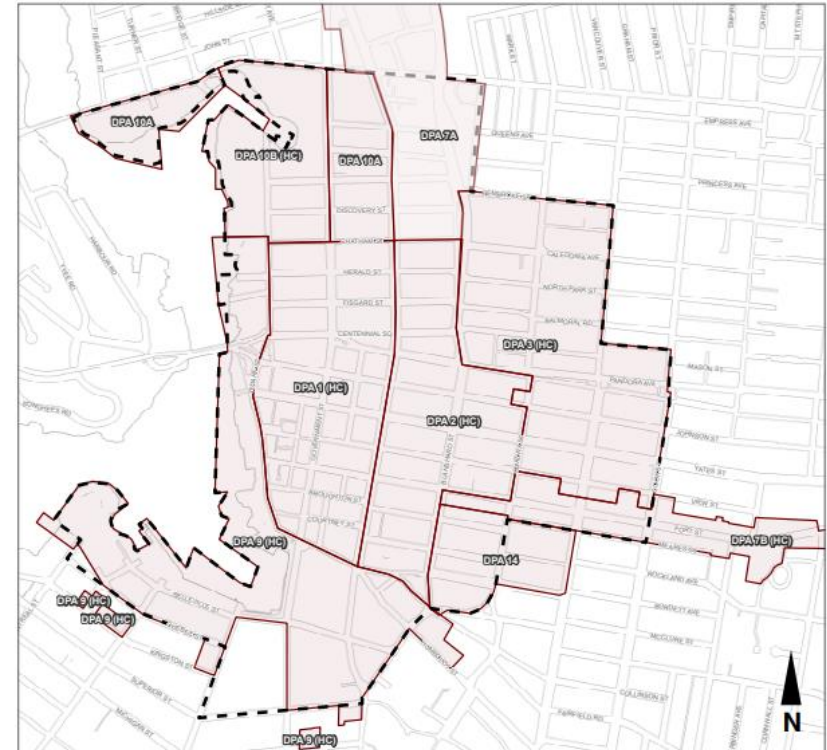


4. Key Changes to Downtown Core Area Plan

- Revised references to maps and appendices
- Delete Appendix 3 (Through Block Walkways)
- Delete Appendix 4 (Public Art Guidelines)
- Delete Appendix 5 (Building and Street Interface)
- Delete Appendix 6 (Floor Plate Limits/Building Separation)
- Revised Appendix 7 (Building Design Guidelines)
- Delete Appendix 8 (Outdoor Dining Areas)

5. OCP Amendments and Next Steps

- Implementation of DCAP requires amendments to the following:
 - DPA 1 (HC): Core Historic
 - DPA 2 (HC): Core Business
 - DPA 3 (HC): Core Mixed-Use Residential
 - DPA 7A: Corridors
 - DPA 7B: Corridors Heritage
 - DPA 9 (HC): Inner Harbour
 - DPA 10A: Rock Bay
 - DPA 10B (HC): Rock Bay Heritage
 - DPA 14: Cathedral Hill Precinct



5. OCP Amendments and Next Steps

- December- Consultation on proposed amendments to OCP via City website: engage.victoria.ca and email
- January– Report to Council (COTW) with proposed DCAP, Engagement Summary and OCP amendment Bylaw
 - Seek approval of DCAP and direction to advance OCP amendment bylaw to a public hearing
 - Public hearing provides additional opportunity for feedback directly to Council
 - Seek direction to prepare amendments to Zoning Bylaw 2018 related to side and rear setbacks

Questions?

Robert Batallas, Senior Planner
rbatallas@victoria.ca

Joaquin Karakas, Senior Urban Designer
jkarakas@victoria.ca