



Late Item to Official Community Plan Review Advisory Committee

June 2, 2025

Please include the following items as an amendment to the June 2, 2025, Official Community Plan Review Advisory Committee Agenda:

7. REPORTS

7.1 STAFF REPORTS

- a) Official Community Plan Phase 1 Process Update report dated May 22, 2025, from the Director of Development Services Pg.6-269
- i) Staff Presentation - Official Community Plan Phase 1 Process Update from the Director of Development Services

8. CORRESPONDENCE

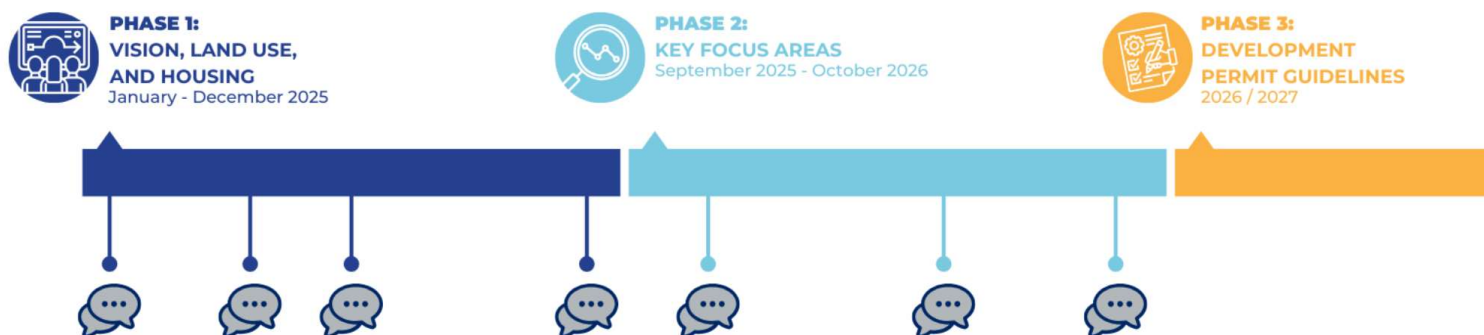
- b) Email dated June 1, 2025, from J. Devonshire



OFFICIAL COMMUNITY PLAN PHASE 1 PROCESS UPDATE



Background



Phase 1 - Touchpoint #1:

- *Vision Survey*
(Jan 24 – Feb 18)
- *Youth Vision Survey*
(Feb 21 – Mar 2)
- *Business Mixer*
(Mar 6)

Phase 1 - Touchpoint #2:

- *Community Growth Survey* (Mar 7 – Apr 4)
- *Engagement Week #1*
(Mar 8 – Mar 13)

Phase 1 - Touchpoint #3:

- *Proposed Vision and Land Use Survey* (TBD)
- *Engagement Week #2*
(TBD)



Background

- Town's consultants, Urban Systems, completed a *Land Economics Update Study* and *Housing Capacity Analysis and Land Use Scenarios*. Both reports presented to Council on May 13, 2025.
- The two land use scenarios reflect initial feedback received from residents through surveys, open houses and workshops, direction from Council and Town staff, legislative requirements, existing market conditions and development activity, existing land use patterns and infrastructure servicing capacity.
- Council expressed some concerns regarding the heights and densities being proposed for new Urban Centres and Neighbourhood villages, and along the Corridors.
- A third land use scenario to meet provincial housing legislation by adding new Small-Scale Multi-Unit Housing and Transit-Oriented Area designations to the 2011 OCP Land Use Designation Map and no other changes to land use designations.



Next Steps – Proposed options to move forward with Phase 1

Option 1 - Phase 1 OCP amendments to comply with provincial housing legislation only.

Option 2 - Phase 1 OCP amendments to comply with provincial housing legislation, review of the land use designations along the Western Gateway Corridor and lands designated Town Centre.

Option 3 - Phase 1 OCP amendments to comply with the provincial housing legislation and continue with the original scope of work and deliverables for Phase 1.



Option 1 - *Phase 1 OCP amendments to comply with provincial housing legislation only.*

- change the existing *Residential* and *Large-Lot Residential* land use designations to a new *Small-Scale, Multi-Unit Housing (SSMUH)* designation;
- establish a new *Transit-Oriented Area (TOA)* designation and *Neighbourhood Village Designation*
- update any relevant policies to ensure consistency with the provincial legislation;
- update the vision statement and goals; and
- refine existing land use and housing policies in the 2011 OCP.



Option 1 – Key takeaways

- All other land use options would remain the same (uses, heights, densities).
- Original scope of work would be revised, the focus on updating housing need to 2050 would not be completed other than to align with 20-year housing need.
- No further public engagement on land use designations, except a public hearing during bylaw adoption process.
- A 50% draft would be brought forward at a later date.



Option 2 - *Phase 1 OCP amendments to comply with provincial housing legislation, review of the land use designations along the Western Gateway Corridor and lands designated Town Centre.*

- Carry out the specific changes outlined under Option 1.
- Review and update of the land use designations for the properties along the Western Gateway Corridor.
- Consider extending the Western Gateway Corridor from the intersection of Island Hwy and Burnside Road West to Colwood border.
- Revisit the location and designation of the Town Centre in the 2011 OCP.



Option 2 – Key takeaways

- All other land use options would remain the same (uses, heights, densities).
- Original scope of work would be revised, the focus on updating housing need to 2050 would not be completed other than to align with 20-year housing need.
- Engagement on Western Gateway Corridor, Town Centre, updated vision and goals, and land use and housing policy.
- 50% draft brought forward at a later date.



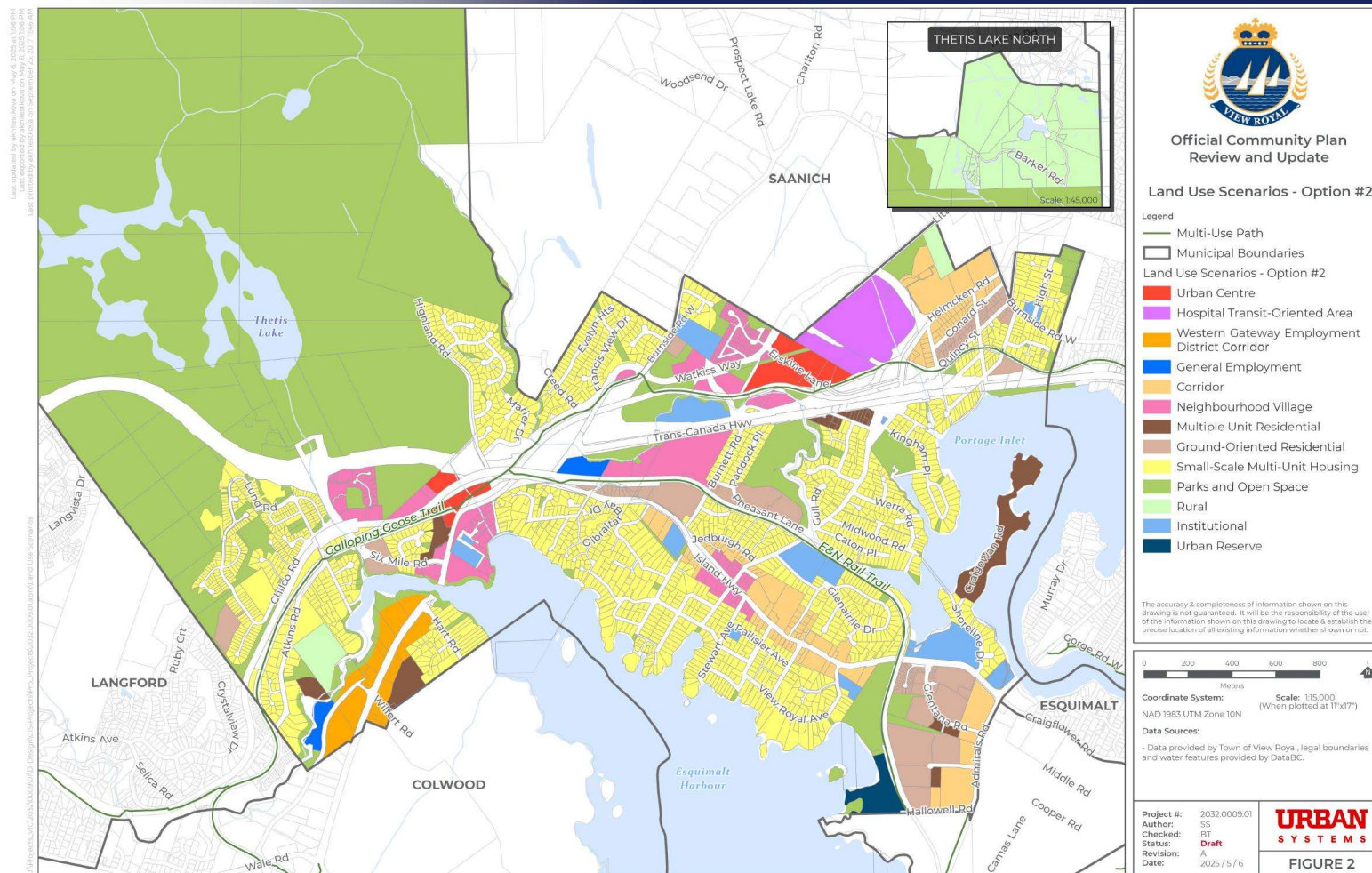
Option 3 - *Phase 1 OCP amendments to comply with the provincial housing legislation and continue with the original scope of work and deliverables for Phase 1*

- Carry out the specific changes outlined under Option 1.
- Finalize and promote the *Vision and Land Use Survey*.
- Organize open-houses, pop-ups, and other forms of public engagement to gather feedback from the public on the draft vision statement and goals and the **three draft land use scenarios**.
- Complete a comprehensive review and update of the land use and housing policies in the 2011 OCP.





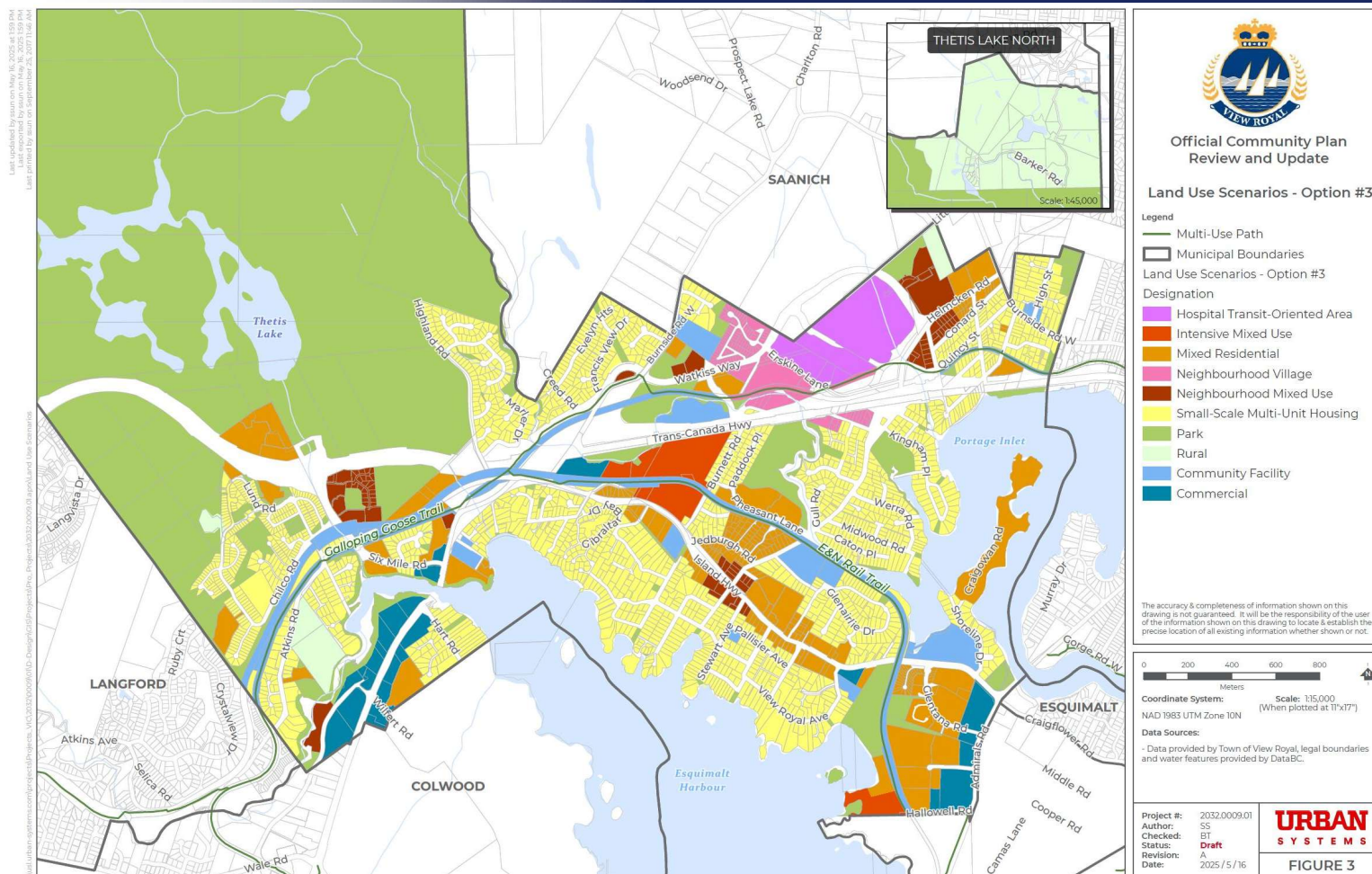
Official Community Plan Update



Land Use Scenario – Option 2



Official Community Plan Update



Land Use Scenario – Option 3



Option 3 – Key takeaways

- Staff would continue to work within the scope and budget of the project presented in the RFP
- Additional engagement would occur and a 50% draft would be brought forward in the future



Impacts and Implications

Community Impacts

- If Council proceeds with either Option 1 or 2, then the public would need to be informed of scope change and that their feedback to date may or may not be incorporated as previously communicated in the engagement material.

Financial Implications:

- \$70,618.11 (consultants, studies, staff time and resources, and substantial public engagement) has been spent on this OCP update to date. Any changes to the project scope may impact the budget.

From: Jane Devonshire
Sent: June 1, 2025 4:40 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: For Monday's OCP Advisory Committee Meeting

Dear Mayor, Council and OCP Advisory Committee,

As a member of WE-CAN, the Westcoast Climate Action Network's Local Government Team and as the Chair of SI-CAN, the South Island Climate Action Network, I have been very engaged in supporting our groups with recommendations for their local OCPs.

Having just listened to Langford's OCP presentation at their May 20, 2025, council meeting, I felt compelled to share it with you. Starts at 3:55:00 mark and ends around 1:11:00.

<https://pub-langford.escribemeetings.com/Players/ISISStandAlonePlayer.aspx?Id=7a302a59-645a-4fc3-adc9-70181f005a9d>

It was led by globally renowned urban planner Brent Toderian. Brent is a **nationally and internationally respected practitioner and thought-leader on cities and city-building**, with over 30 years of experience in advanced urbanism, city planning, urban design, transportation and change management. He was the lead advisor on the project team for the Langford OCP.

There are some real gems in their OCP. Brent noted the public approval rating for the OCP was between 70 - 90% (strongly approve + somewhat approve). He lists some of the reasons for this:

- readable, everything was explained to the public in language that they could understand, honest and transparent, the why's
- quality vs quantity was extremely important, density if done well, smarter, better, can integrate nature
- visually accessible - so people could see what they meant, was a key part of the plan
- lots of public participation, met people where they were at
- transparency and accountability: quantifiable, measurable implementation - clearly defined actions not just pretty words

They heard comments like: excited, felt that they were really listened to. He felt that this was one of the best city plans that he has worked on.

Hoping that some of these observations will give you food for thought as you continue on your very important work for our Town's OCP. With thanks for all that you are doing.

Respectfully yours,

Jane Devonshire