

## Overall / General Comments

Issue	Feedback
Edits	Private non-government organizations and specific industry/retail etc. should not be identified in OCP bylaw
Edits	Specifically mention ministries in policies
Edits	Two members commented that there are redundancies throughout the Plan that need editing.
Edits	And on page 154, you might want to update the photo from Council...
Edits	Replace “Related Goals” at front of each content section to “Sustainability Framework Goals” or equivalent.
Edits	<p>The one omission in the OCP that surprised me was the lack of recognition that (1) the City of Victoria is located in the traditional territory of the Songhees/Coast Salish First Nations and that (2) the City rests within the context of the rich history of the Coast Salish. I recommend that this be the first page in the OCP before the introduction in recognition of that Constitutional context.</p> <p>If the City’s lawyers have recommended against including a statement of recognition, it is important to underscore that the Douglas Treaties cover this area and simply stating a fact, that this is the traditional territory of an indigenous community, does not change any legal entitlements under the common law or section 35 of the Constitution Act, 1984.</p>
Emphasis	While the draft is fairly comprehensive, <u>it fails to recognise fully the reality of what we already know about climate change, energy prices, product &amp; travel costs, etc.</u>
Emphasis	<p>The Uber Policy: 50-40-10</p> <p>With my understanding of municipal jurisdiction, the growth management policy of 50% of new residents and housing in the urban core, 40% in town centres/large urban villages and 10% elsewhere is the overarching policy that has an impact on all of the other chapters. This policy, when extended into other topics, may mean that 50% of new affordable housing will be in urban core, and that in order to meet per capita need for greenspace/park where residents live there will be a need for more parkland in the core (which could include access to the waterfront).</p> <p>I do not see the implications of the 50-40-10 policy adequately threaded through the other chapters except Chapter 13 Housing and Homelessness. Its impact on other topic areas is not explicit in the OCP. I support the 50-40-10 policy as a land use directive, but recommend that its effect on parks, infrastructure, local area planning, etc. be more carefully considered in policy.</p>
Emphasis	To reiterate I do feel that the arts should get its own section in the report if you want to appear that you are taking it seriously. The sad reality is that Victoria’s current cultural facilities are in much worse shape than our bridges or sewer systems. The buildings are inadequate for what we require to bring culture to the community. A discussion of building new outdoor facilities or a new arts centre when we need investment in existing infrastructure is wrong. We need a comprehensive inventory of the condition of the physical infrastructure before we start adding new capacity. The library should be included in this review. A good start might be to locate the arts facilities on Map 8.
Emphasis	Strengthen first nations emphasis – acknowledge traditional lands of first nations
Emphasis	The Harbour needs to be treated as its own section on the draft OCP. It is referenced dozens of times but always as an aside. Section 10.11 says to implement the Harbour Plan. Does this refer to the 10-year-old Victoria Harbour Plan? Has this not been implemented?
Emphasis	Within this OCP the Harbour continues to be treated in a fragmented manner as a portion of a number of separate, unrated neighborhood precincts. Throughout the Draft OCP, the Harbour’s extent erroneously starts and stops at the so-called shoreline (presumably the mean high tide line, and/or the surveyed adjacent property line). In fact, the Harbour in its own right from both physical and socio-economic perspectives, extends to cover the properties and facilities immediately adjacent to it.
Emphasis	For a host of reasons, many of which are articulated in the OCP as visions and objectives, it is time that the City’s planning efforts recognized

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	that the Harbour merits planning and management as the holistic resource that it is, in a manner that departs from the rote traditional Urban Planning approach.
Emphasis	<p>* The vitality and importance of Victoria Harbour is either noted or implied at least a half dozen times in the earlier sections of the OCP. Ironically, in doing so, each time it is grouped with other worthy attributes of the City's character.</p> <p>* Neither noted or indirectly acknowledged are the facts that</p> <p>a) the Harbour is the very reason that the City is situated where it is; and</p> <p>b) of the many varied attributes that make the city what it is, the Harbour (and the remaining upland meadows) are the only ones that are not man-made.</p>
Emphasis	Additionally, the harbour must be planned and managed as a holistic resource. Harbour planning needs its own section in the OCP where City policies are articulated and the resource is managed in a unified approach.
Emphasis	<p>In the current OCP:  The Introduction (page 1.1) acknowledged "the growing concerns over the need to plan for the harbour and its activities". There is nothing similar in the draft OCP, and these concerns have not gone away.  Section 8, "Toward a Harbour Community" provided a thorough discussion and presentation of direction and policies as they pertain to the harbour. There is nothing as comprehensive in the draft OCP.</p>
Emphasis	Section 19 implies that further planning at the neighbourhood level will provide more detailed policies, yet the draft OCP does not clearly identify the City's role as it pertains to planning in the harbour, and its relationship with other entities. There are many instances in the draft Plan that state the City will "work with" others (e.g., GVHA, Provincial government). The Greater Victoria Harbour Authority is not an "authority"; it is a not-for-profit land owner.
Emphasis	The current (1995) OCP addresses the harbour more thoroughly than the new draft version. The harbour is one of the most distinct and important elements of Victoria, and deserves its own section in the OCP where the City's policies can be articulated more fully.
Emphasis	The current draft OCP recognizes the existence of the harbour as an element making up a portion of the City. The word harbour appears 66 times in the plan which contains generic statements to describe harbour planning including working harbour, encourage 'mix' of uses, maintain and update the harbour plan, and implement the harbour pathway. Within the plan the harbour continues to be treated in a fragmented manner with no protection for the unique connection between water and land.
Emphasis	The current draft OCP recognizes the existence of the harbour as an element making up a portion of the City. The word <b>harbour</b> appears 66 times in the plan which contains generic statements to describe harbour planning including working harbour, encourage 'mix' of uses, maintain and update the harbour plan, and implement the harbour pathway. Within the plan the harbour continues to be treated in a fragmented manner with no protection for the unique connection between water and land.
Emphasis	This is the first of numerous references to the Harbour Pathway and its completion, It would be useful for all items pertaining the into a stand- alone appended section, along with a clear explanation of the strategic context of that activity.
Emphasis	<p>With the exception of scattered mentioning in the document, the draft OCP deals with the harbour in 3 paragraphs in section 6 (6.24, 6.25 and 6.26), and as a neighbourhood in section 20. These paragraphs and sections are very generic:</p> <ul style="list-style-type: none"> <li>• "working harbour"</li> </ul>

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	<ul style="list-style-type: none"> <li>• encourage “mix” of uses</li> <li>• “maintain and update the harbour plan”</li> <li>• implement the harbour pathway.</li> </ul>
Emphasis	Your namesubmits that the City add an overriding concept to the Urban Place Guidelines that states that any potential use or change to harbour adjacent land require commercial access to the water. Additionally, the harbour must be planned and managed as a holistic resource. Harbour planning needs its own section in the OCP where City policies are articulated and the resource is managed in a unified approach.
Emphasis	<p>I support the approach, format and long-term (30 year) approach. I think that the OCP needs to place much more emphasis on design excellence (similar to the City of Toronto’s waterfront plan).</p> <p>Victoria’s urban design, architecture and landscape architecture combined with its coastal landscape setting is <b>the</b> central, core attraction for residents, visitors, businesses, tourists and investors. It is essential to our city’s competitive advantage and quality of life. I don’t think that the OCP can over-state the need for building on our past heritage and insisting on excellence in future design: and spelling out how the City of Victoria will achieve this.</p>
Emphasis	Support urban design and heritage conservation as overarching principles of the document.
Emphasis	Two members felt the Placemaking chapter should be moved towards the front of the document.
Emphasis	Challenge of OCP is trying to be everything to everybody. Need to look at regional scale.
Emphasis	How does the OCP align with the RSS?
Emphasis	<p>Victoria is a part of the greater community known loosely as Greater Victoria. In order for any plan to be successful we need the full amalgamation of the fully involved communities. There is no way to ignore our need for each other.</p> <p>We cannot possibly continue with the wasteful duplication (Duplication is an over simplification of the actual) of services as they now exist. Amalgamation is always looked upon as a bad word. I must say this observation nearly always comes from people who are fearful of losing their jobs or positions. If the people who are involved in these positions are as competent as they feel they are, there should be no fear of losing positions, but a professional pride in being able to bring the successful joining of the many communities which make up Greater Victoria.</p> <p>Single government will enable well structured planning of all civil services. I do not only speak to Police, Fire and Emergency services, but to the very infrastructure of waste, water, disaster planning, transportation planning.</p>
Emphasis	We believe more discussion of how Victoria works with other municipalities might be useful to include. Does the planning Victoria is doing make sense next to the planning Esquimalt, Saanich or Oak Bay have underway or in place? Has the principle of working collaboratively with other planners on specific areas been addressed?
Emphasis	Downtown revitalization needs to be better articulated within the document.
Emphasis	<p>Top priorities</p> <ul style="list-style-type: none"> <li>• Safe and affordable transportation</li> <li>• Accessible housing</li> <li>• Homelessness</li> <li>• Access to services and facilities</li> <li>• Art festivals and events</li> <li>• Green spaces and gardens</li> </ul>
Emphasis	We encourage the addition of language to frame/acknowledge the linkages between the interrelated areas of housing and homelessness,

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	food security, transportation and mobility, and community well-being.
General Comment	Planning should not inhibit creativity through rules such as parking – encourage art centres, planting on boulevards, place making such as is done in Portland, Oregon
General Comment	Builders/Architects used to respect the look of a community to preserve the atmosphere.
General Comment	Decide what you want Victoria to be when it grows up, develop a plan and stick with it. This plan is much hot air in my opinion.
General Comment	i'm all for increasing land use for non-motorized Transportation and Mobility, public Transportation and Mobility options, urban agriculture, and alternative housing models (like portland's dignity village), but i don't agree that high-cost housing, parking lots, and shopping centres ought to have equal access to our neighbourhoods. it's time to begin the move away from an oil dependent culture, and evolve our neighbourhoods so we can access alternate ways to move around, to access local food, and to house ourselves. small is beautiful. creative alternatives exist, i recommend the city get actively involved with the transition movement that's thriving throughout victoria.
General Comment	There should be greater respect and freedom for individual property owners or residents.
General Comment	The last OCP was adequate and to be honest this is a waste of time and resources.
General Comment	The OCP adequately describes how people are using downtown. However, the Plan does not envision a vibrant, people friendly downtown where residents and visitors of all ages can stroll, shop, eat and play in a public place. The downtown plan should be focused on the needs of residents. Residents want to come to a real place; they do not need an "attraction".
General Comment	We need strong leadership to make this City the best it can be!
General Comment	what do you mean by commercial? will the residential buildings be high-end condos, or affordable rentals? as the population increases, will there be a limit to the number of cars on our roads on any given day? my european friends remember a time, during the oil crisis of the 70s & 80s, when driving was regulated according to driver's license number. the autobahn was closed certain days to cars, and opened to bicycles instead. if we are to survive a post-oil dependent future, we must move away from consuming products created by sweatshop labour, using enormous amounts of fuel to ship around the world. this draft plan seems to favour the idea that we can continue into the future as we have lived in the past. in reality, oil is a non-renewable resource. the extraction of oil is motivation for imperialist wars in afghanistan and iraq and pakistan. there are plans to destroy a portion of the great bear rainforest and jeopardize the west coast for an oil pipeline.
General Comment	Think more about sustainability - of the whole, functioning ecosystem, not just the economics. We'll pay for the environmental losses in the long run.
General Comment	<ul style="list-style-type: none"> <li>• Lower municipal voter age to encourage youth voice in municipal issues.</li> <li>• Municipal amalgamation</li> </ul>
General Comment	As a general comment, the OCP is well organized, contains a substantial amount of excellent information about the City and its potential future, and reflects the significant effort expended by City staff in assembling the document.
General	Great work!

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Comment	
General Comment	Having people live, work, enjoy the outdoors and generally conduct their lives in those areas is an advantage to the areas themselves and to the city.
General Comment	I think this is a fantastic plan. Build up, not out. Increase greenspace and alternative transportation routes. Victoria will solidify it's place as the most liveable city in Canada.
General Comment	I took the time to read the entire plan and I fully support it.
General Comment	I like the way Victoria has changed over the last 10 years. It's much more vibrant. Please allow it to continue to grow especially the large and small urban villages. We need more distinct neighbourhoods with a variety of services.
General Comment	In conclusion, I have enjoyed reading this document and look forward to your reply as requested. As initially mentioned, WELL DONE !
General Comment	In general I think the plan looks good and covers all the usual topics applicable to an OCP
General Comment	In general, the BCI was impressed with the draft OCP and our comments are limited in this extent, as Victoria is already addressing many of our concerns and goals currently outlined in the Bowker Creek Blueprint: A 100 year action plan to restore the Bowker Creek watershed,
General Comment	In response to the Official Community Plan document, here are a few areas that I feel need to be addressed. I don't want to fathom how much work this has been for everyone at the city. It is a commendable document!
General Comment	Members were encouraged to see that the OCP recognizes the value of the ecosystem services provided by natural areas, the importance of urban forests, maintenance of biodiversity and habitat corridors for wildlife and opportunities for linking people to nature in the urban environment.
General Comment	Overall a considerable effort by Planning Department to produce a view of the future.
General Comment	Overall, it is a great OCP. Having commented on dozens of OCPs in the past five years, it reflects a mandate for sustainability and gives good direction on development priorities.
General Comment	Thank you for spending the time to create a new vision for our city.
General Comment	Thanks for doing a great job on this!
General Comment	Thanks! Great job on the OCP draft!
General Comment	The concept of "village" and neighbourhoods is an excellent plan.

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General Comment	Victoria looks in good hands.
General Comment	We commend the City of Victoria for advancing the draft plan with an emphasis on guiding the sustainable future growth of the city by providing a framework for the city as a whole, while also recognizing the unique characteristics of the individual neighbourhood areas.
General Comment	We conclude our remarks by once again offering high praise for the work of the OCP planning team. The draft is thorough, and both specific and, simultaneously, adaptable to change.
General Comment	We particularly appreciate the way that heritage value is embedded throughout the document, not as a gloss, but as a foundational piece for making planning decisions that relate to the community's heritage values. The City aligns well with provincial policy in this area.
General Comment	Heritage Branch looks forward to the implementation of the plan, to the improvement for quality of life in our provincial capital, and to continuing our close working relationship with the City.
General Comment	Very good OCP presentation. Keep it up!
Implementation	What about implementation? The ideas are good, but how do we know they will ever happen?
Measures	Measuring Progress Chapters 6 and 7 each conclude with a section on measuring progress. For consistency and to identify those policies or effects that are metrics that can demonstrate whether OCP goals are being met, I recommend including measuring progress sections in each chapter.
Measures	How or does the OCP actually provide any 'teeth' in terms of guiding how the principles and strategic directions are applied? There seems to be very little language that actually quantifies/measures how the policies are interpreted and applied. Reviewing the document, the OCP provides only vague, innocuous descriptors without specific meaning that may also result in unexpected consequences.
Measures	What is law and what are merely guidelines that can be ignored or rescinded at the whimsy of the council of the day? We strongly recommend that language in the OCP and the Downtown Plan be concise, concrete and outline measurable limits and goals.
Need for Clarity	General – I judge the OCP to be a good document, at a high level. I particularly like the Vision, Goals and Strategies. However, at the more detailed levels, I think the document does not remain true to the higher level commitments or more charitably is too vague (i.e. it is highly interpretable and could be interpreted incorrectly in the future). I also think the document often portrays the current situation rather than what is envisioned for 30 years out. I highly recommend the detailed portions of the OCP be strengthened and clarified (as to what is current and what is envisioned) so that the OCP can be more effectively used as a guidance document.
Need for clarity – Language	I find that this document has some good points, but several places exist where the wording would let developers to get much density without the full effect on the citizens involved being taken into account
Need for clarity – language	Overall, the DRA would like to be supportive of the OCP and by relation, the Draft Downtown Plan, but members and the public might need more assurances that the plan(s), as drafted, will have clarity of meaning and the intended consequences which will be apparent to all stakeholders in the community.
Need for clarity – Legal status	Concern and general confusion of the legal status of the OCP and what that status means within the decision making process.
Policy	A major, missing theme, throughout the draft OCP is trade-offs. Is Victoria's vision of being a green city compatible with volatile organic

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Analysis – Trade-offs	compounds and sulphur dioxide being emitted within meters of homes and public gathering places? Are existing business interests to be given preferential “existence” within the OCP rather than the OCP being an organic document which provides a framework in which the city can reach its aspirations?
Policy Analysis – Trade-offs	Plan is very short in identifying and addressing trade-offs
Process	I'd like to begin by applauding the work of all those involved in the immense process of seeking community input and synthesizing it into this plan. As a community organization who works with people struggling to obtain and maintain housing and to live healthy lives, we appreciate the inclusion of the two sections on housing and homelessness as well as community well-being.
Process	General presentation, location, information excellent. Thank you for putting all the hours you have into the research. Clean, clear, logical and “green”.
Process	I believe that councillors have given much thought and serious deliberation into these measures. Thank you.
Process	I think this is amazing, and it's wonderful that you're getting citizens involved in such an accessible way. This short lecture may help you to make this procedure more accessible, but I think you're already doing an outstanding job: <a href="http://www.ted.com/talks/dave_meslin_the_antidote_to_apathy.html">http://www.ted.com/talks/dave_meslin_the_antidote_to_apathy.html</a> .
Process	Thank you for taking the time to consult with us. Very appreciated! Ice cream was delish too.
Process	The development of this OCP has been well managed and its thoroughness a model for other communities; congratulations to all on the City Planning staff.
Scope	Too long; too much jargon; too much process. Making a city livable doesn't have to be so complicated.
Scope	Highlight Advocacy policies in a different font
Scope	The existing OCP is easy to read; the new one is over 180 pages and hard to understand. Also, I wouldn't want to live in the Victoria that you're planning. Other people won't want to live here and will leave the city – it will become a ghost town.
Scope	A general concern that the OCP contains too many elements not associated with land use planning and these elements act as a distraction.
Scope	I think that you have tried to include everyone and in so doing the vision is muddled.
Scope	OCPs work best when simple and understandable. Two Panel members felt the draft OCP needs to be simplified so the document is punchier and to achieve buy-in from the public.
Scope	One member was not concerned about complexity of the Plan and felt while there may be some repetition to resolve, most content should not be removed.
Scope	Two Panel members commented that the draft OCP is a very comprehensive document.
Youth-Friendly	<p>What would make Victoria a youth-friendly city?</p> <p>Overall ages venues for kids (less concerts in bars)  Places for amateur bands to play that aren't licenced  More outdoor, small performance spaces</p>

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	Put in rapid transit to make it easier to get around Better transit servicing to residential areas (e.g. Oak Bay) Late night buses. Easy to get stranded and have to walk a long time. Treat sewage. Skate park on site of Faery Tech, made from reclaimed materials.
Youth-Friendly	Key concerns of youth: more environmentally-friendly forms of transportation, multi-generational events, more affordable housing for families, more festivals and events in central parks.