

Shape Your Future Victoria



Land Use Management

Definition and description

An Official Community Plan (OCP) is a statement of goals and policies to guide local government decisions on planning and **land use management**.

Municipal planning deals with land, resources, facilities and services. Land use management includes the types and location of uses, development, improvements, layout of a community and the conservation of sensitive areas. It balances the individual interests of property owners and the needs and concerns of the entire local population.

Why is this topic important?

Land use management shapes and guides the physical development of a community. In a sustainable community, it addresses local environmental, economic and social needs and concerns. For example, land use management considers the protection of sensitive ecosystems, land base and building types required for growth industries, and walkable neighbourhoods. Mixed uses, city layout and containment of urban boundaries are strategies that can achieve complete and compact communities. Compact development is essential to achieve targets for lower greenhouse gas emissions that are now a legal requirement for all local governments in British Columbia.

As a signatory to the provincial *Climate Action Charter*, the City of Victoria affirmed its commitment to creating a complete, compact and energy efficient community and reducing greenhouse gas emissions (GHGs). This involves using land use management techniques that reduce car dependency, reduce energy use, increase density and reduce sprawl.

OFFICIAL COMMUNITY PLAN

Ideas and Options for the Future

June 25 and 26 - Topic Insert



Public Input on Land Use Management

Proposed Goal 1 From Public Input <i>Compact Development</i>	
<p style="text-align: center;">Direction: <i>Urban growth is concentrated in neighbourhoods around “villages”</i></p>	<p style="text-align: center;">Direction: <i>Most urban growth is concentrated in the downtown core area</i></p>
Ideas and Examples	Ideas and Examples
<ul style="list-style-type: none"> • Focus neighbourhood plans on village concept. • Includes village centres, more dense housing, nodes of economic activity. • Create neighbourhood commercial hubs across the city. • Consider schools as the hub of the community. • Re-use schools as community centres. • Grow more food in neighbourhoods. • Live/work zones in every neighbourhood. • Lots of little projects (no large scale development). 	<ul style="list-style-type: none"> • More than 20,000 new residents downtown. • 30,000 people living within 2 blocks of centennial square. • Well connected to neighbourhoods. • Grocery stores / market. • Maintain regional employment / entertainment core • Majority of provincial offices retained. • Knowledge based live/work zone in Rock Bay. • Performing arts centre in Rock Bay. • Create learning commons downtown: library, educational institutions, organizations. • A new learning space incorporating a new library and perhaps Crystal Gardens. • Cultural precinct on the waterfront. • Redeveloped waterfront. • Maintain public access to waterfront, consider north part of harbour for public redevelopment. • Completed harbour pathway.

Related Victoria Sustainability Framework Subthemes and Goals	
Land Management:	<i>Victoria has compact, human-oriented development patterns that use land efficient.</i>

Public Input on Land Use Management

Proposed Goal 2 From Public Input <i>Build a Complete Community</i>	
Direction: <i>Integrated mix of uses, buildings and housing tenure in developments, and neighbourhoods</i>	Direction: <i>Inclusive, Community-Based Service Node</i>
Ideas and Examples	Ideas and Examples
<ul style="list-style-type: none"> • Create mixed-use/ mixed socio-economic neighbourhoods = complete community. • Complete neighbourhoods: seniors' facility, schools, gym, stores, restaurants, library. • Every neighbourhood has: food store, recreation centre, post office, drug store, arts/cultural facility, and a pub. • An amenity list / commercial mix list to ensure that neighbourhood centres are vibrant (develop targets for ideal mix- for example, one grocer, two cafes, one hardware store, etc). • Neighbourhoods with a diversity of housing types, commercial, transportation and food production. • Basic services and amenities within walking distance of peoples' homes. • Distribute affordable housing throughout the City. • Showcase those neighbourhoods that have basic needs, amenities and services within walking distance. • Create more spaces to gather and bump into your neighbours. • More gathering spaces and places. 	<ul style="list-style-type: none"> • Policy to encourage inclusive neighbourhoods (e.g. housing suitable for a variety of ages and incomes). • Disability friendly built environment (barrier free). • Community accepts services of marginalized people in the neighbourhoods. City to pre-zone sites for social service uses, mixed use. • Establish a new village node focused on community service delivery model, where nodes are located adjacent to linked outdoor park space. • Municipal, private sector, health and other government services are integrated with the end goal of an excellent quality of life for Victorians. • The objectives are that all people can meet both their basic needs and contribute to their community. • Families need access to basic services without having a car, including food, library, school, community gathering place, parks, some recreation programs, places for art, health services. • Zoning in neighbourhoods to permits uses for services similar to downtown service providers.

Related Victoria Sustainability Framework Subthemes and Goals	
Land Management:	<i>Victoria has compact, human-oriented development patterns that use land efficient.</i>

Existing Policies on Land Use Management

Victoria Sustainability Framework (2010)		
Land Development:	<i>Victoria has compact, human-oriented development patterns that use land efficiently.</i>	
Official Community Plan (1995)	Downtown Core Area Plan (draft 2010)	Other Plans / Policies
<ul style="list-style-type: none"> To establish mixed density residential neighbourhoods adjacent to Downtown. Advance special opportunities for development in the Humboldt Valley and surrounding area. 	<ul style="list-style-type: none"> Encourage higher-density development in locations that are within walking distance of the Downtown Core Area's Transit Network. 	<ul style="list-style-type: none"> Regional Growth Strategy Local Government Act Zoning Bylaw
<ul style="list-style-type: none"> Limit scale and scope of commercial development east of Blanshard Street. Continue to encourage the redevelopment of Harris Green and south North Park. 	<ul style="list-style-type: none"> Maintain lower-scale buildings throughout the Historic Commercial District and along the waterfront to respect the lower context of the area, and gradually transition to taller buildings within the Central Business District. 	
<ul style="list-style-type: none"> Continue land use policies which concentrate major new office buildings between Douglas and Blanshard, with main floor retail uses. 	<ul style="list-style-type: none"> Concentrate tall buildings between Douglas Street and Blanshard Street as well as along upper Yates Street. 	
<ul style="list-style-type: none"> Accommodate major office development in the north edge of Chinatown. 	<ul style="list-style-type: none"> Establish a special Development Permit Zone in Rock Bay that requires a higher level of environmental performance. 	
<ul style="list-style-type: none"> Facilitate development of industrial estates in Burnside's Garbally Bay area and Dockside. 		

Existing Policies on Land Use Management

Victoria Sustainability Framework (2010)		
Natural Diversity and Habitat:	<i>Biodiversity thrives in Victoria's urban environment, including urban forests, and public and private greenspaces.</i>	
Official Community Plan (1995)	Downtown Core Area Plan (draft 2010)	Other Plans / Policies
<ul style="list-style-type: none"> • Policies to direct development to respect natural surroundings. 	<ul style="list-style-type: none"> • Preserve and enhance the functioning of natural systems by encouraging environmental sustainability in land development and re-development, building design and transportation. 	<ul style="list-style-type: none"> • Parks Master Plan under development to guide management of parks and natural spaces
	<ul style="list-style-type: none"> • Encourage private and public development and renovation projects to provide the maximum amount possible of green spaces, natural surfaces, plants and streetscaping. 	<ul style="list-style-type: none"> • Tree Preservation Bylaw outlines regulations to protect and preserve trees
	<ul style="list-style-type: none"> • Introduce elements – such as new or enhanced green spaces and urban forest – that maintain the livability of the Downtown Core Area. 	<ul style="list-style-type: none"> • Urban Forest Management Plan (Draft) includes inventory and framework for action for trees on public and private lands
<ul style="list-style-type: none"> • Establish performance standards where industrial development affects environmentally sensitive areas, particularly in transitional areas on the waterfront and along major thoroughfares. 	<ul style="list-style-type: none"> • Acquire and develop additional public park and open spaces within the Rock Bay District and the Residential Mixed-Use District (which includes the Harris Green neighbourhood). 	