

**2025**

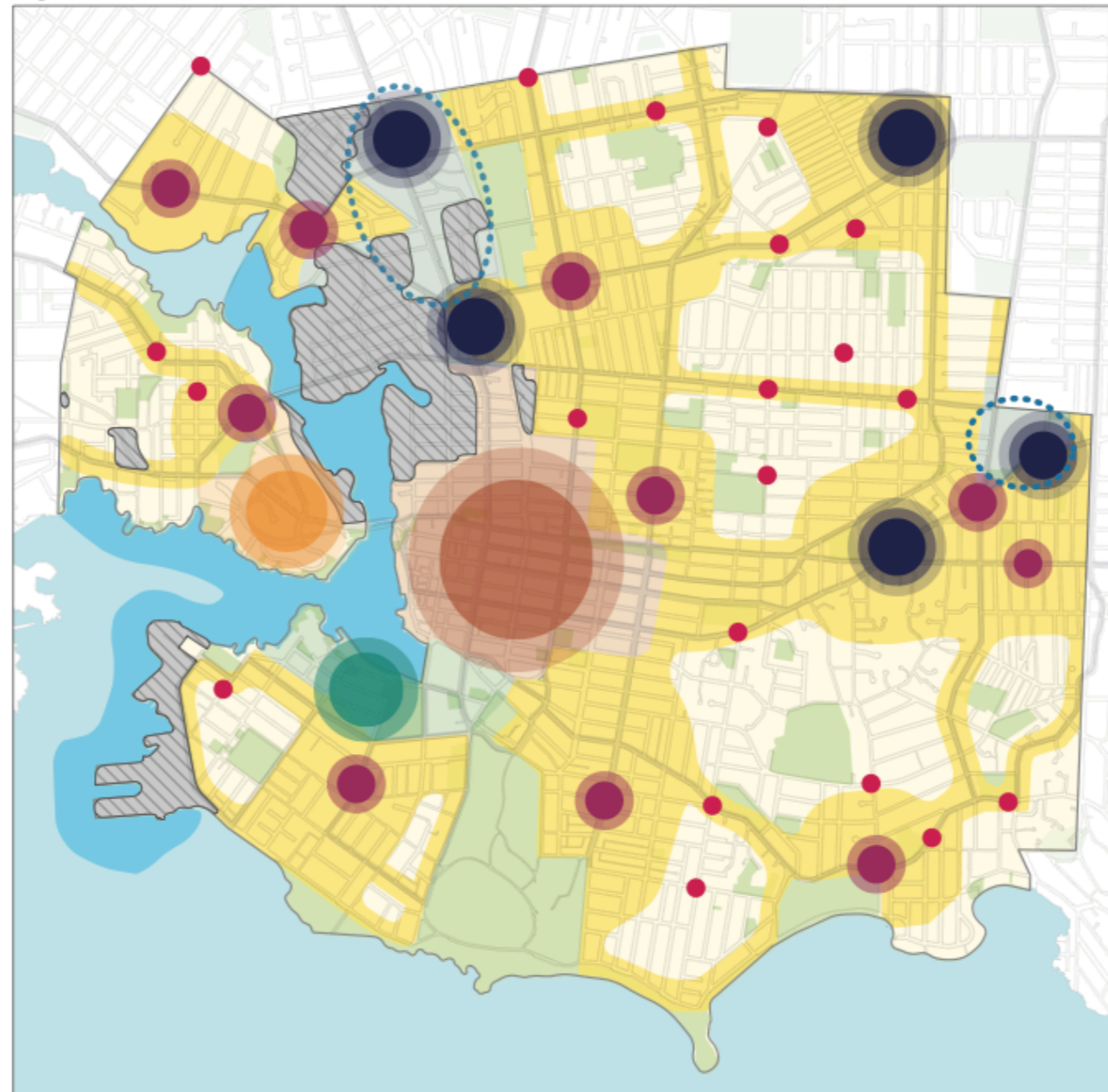
CITY OF VICTORIA

# **Victoria 2050**

Official Community Plan

# Victoria 2050 Official Community Plan | 48: Attachment A

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*)

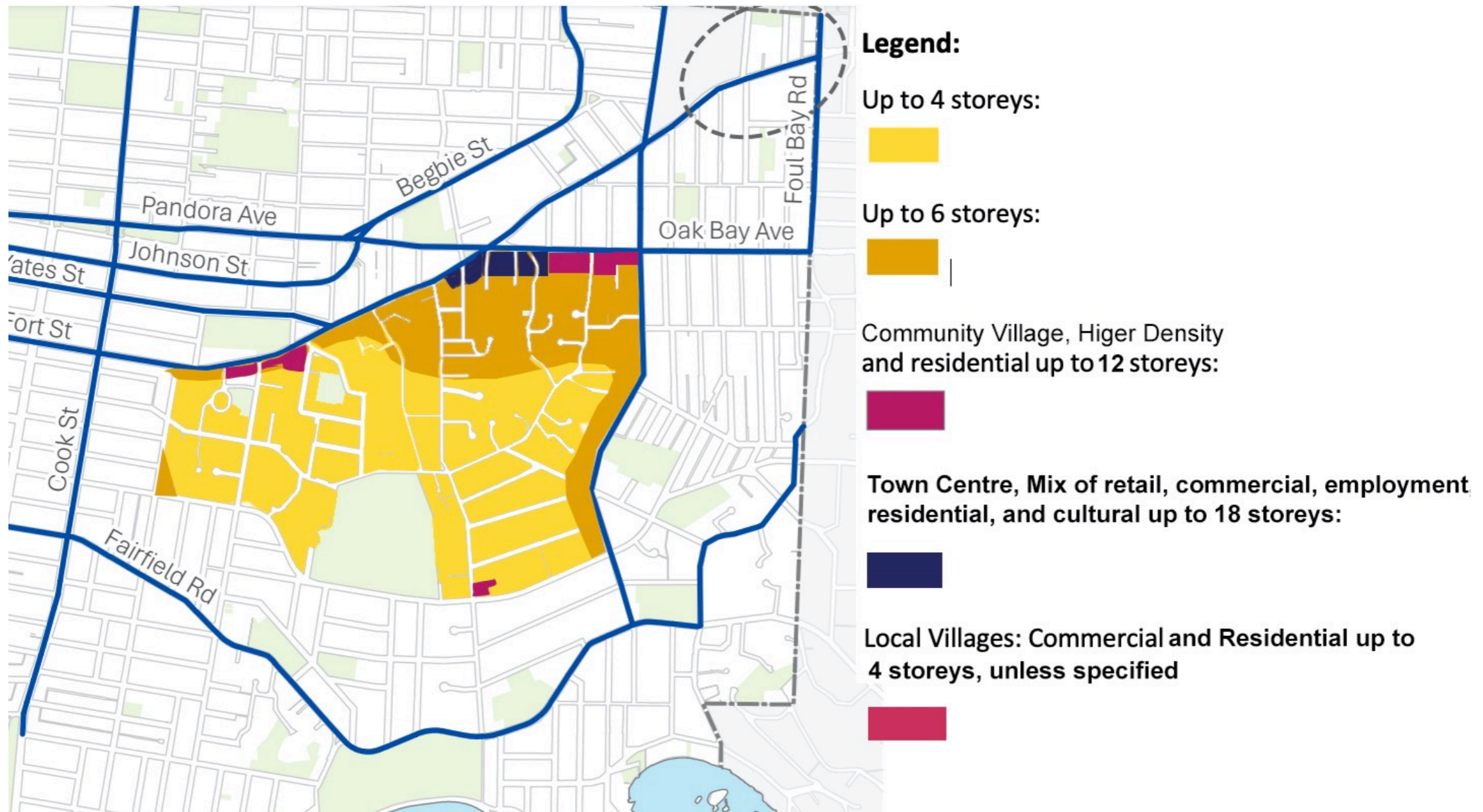
**Working Lands and Waters**

- Employment Districts
- Urban Industrial Reserve
- Working Harbour

- Transit Priority Network (see *Mobility Networks*)

# “Victoria 2025” Draft Official Community Plan

How will it affect Rockland and your street?



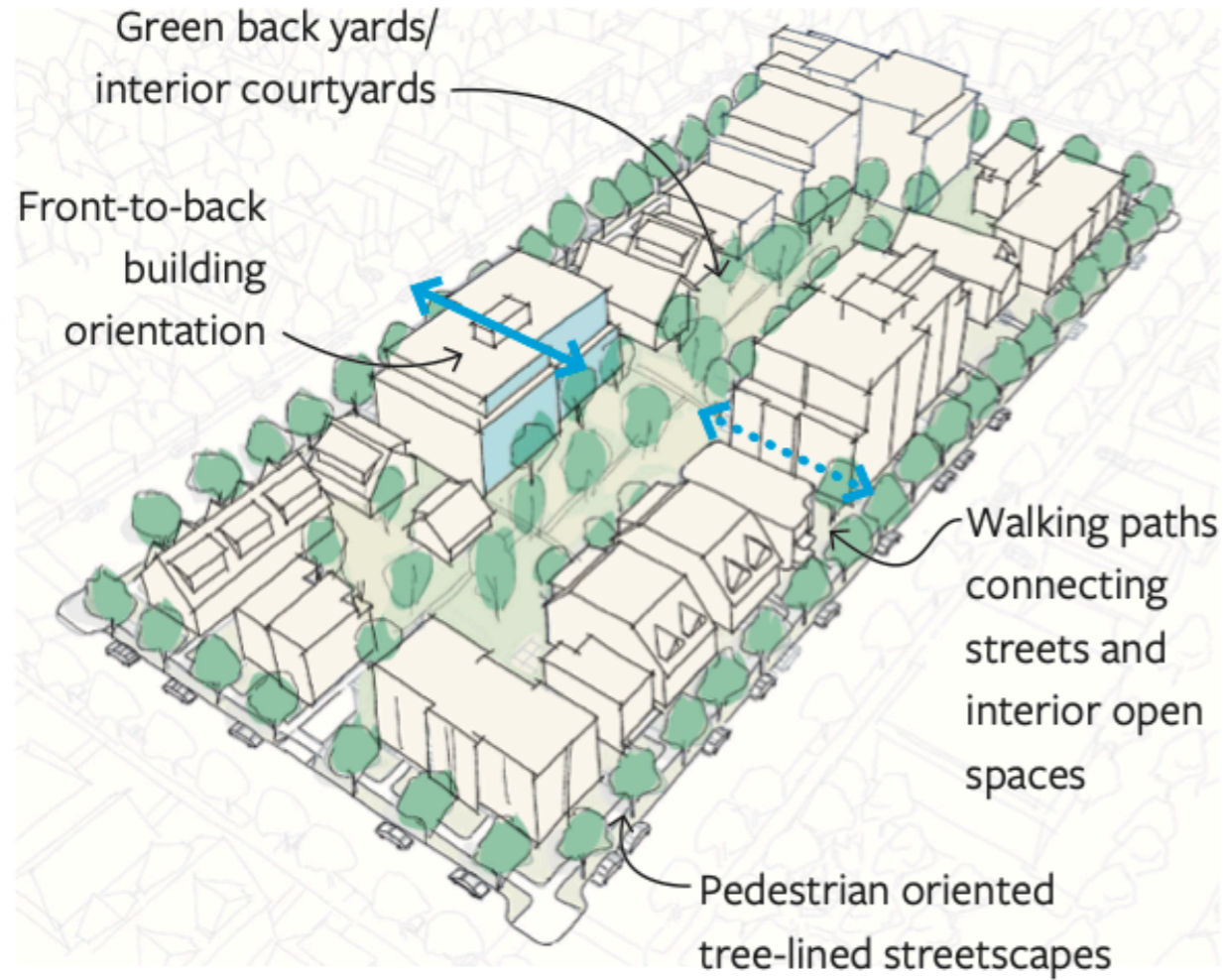
- > Upzoning single-family and duplex properties
- > Does not protect renters - increased risk of renovations and demovictions
- > Weakened heritage and tree protections

# Part 2: Design Guidelines

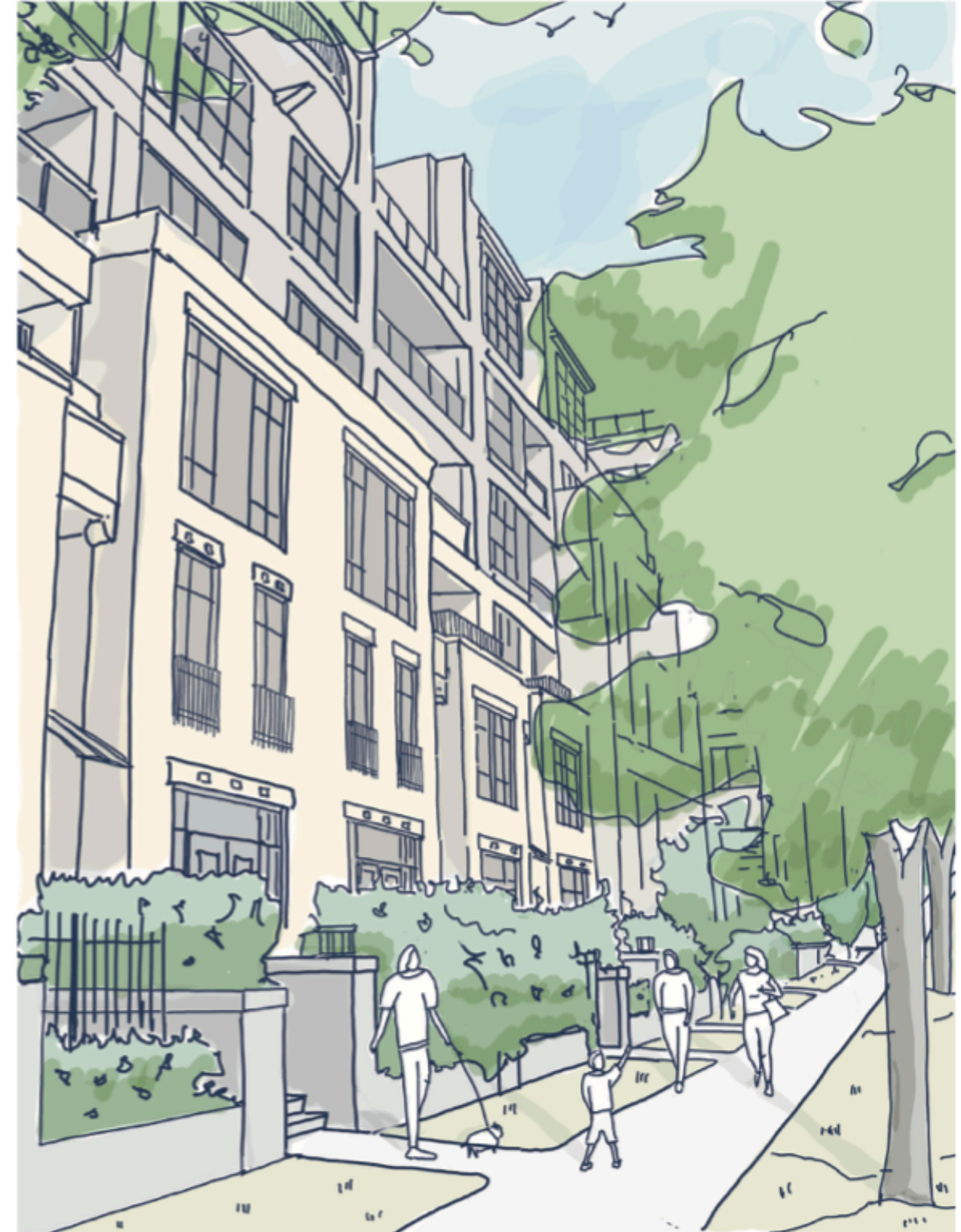
# Victoria 2050 Official Community Plan Attachment A

## 2.1 Site Planning and Building Orientation

**Intent:** To ensure new development contributes to high quality, pedestrian-oriented streets and open spaces, and enhances liveability.



*Front-to-back oriented buildings result in a perimeter block urban form, where the adjacency of rear yards lead to a green core supporting outdoor amenity areas and the urban forest.*



# Built Heritage

> There are no mechanisms identified to retain heritage buildings, other than the potential to add increased density.

> As part of the consultation process on the OCP, there was a referral to the Heritage Advisory Panel. The Panel provided feedback expressing concern that evolving land use policies would be a threat to existing buildings, both heritage and those with heritage character. It was emphasized that the financial incentive attached to demolition and redevelopment was so significant that it would be difficult to make the case for retention and adaptive reuse. It was stressed that there must be mechanisms in place, in the form of some type of incentives, to encourage the retention of existing buildings.

# Urban Forest

> Request to Address Council, March 13, 2025, 6:30 pm

E.7 Rockland Neighbourhood Association Land Use Committee  
Urban Forest and Natural Assets (in-person)

The RNA LUC requested that City of Victoria Urban Forestry staff perform the following data analyses and provide recommendations to incorporate in the Draft OCP “Victoria 2025” and is sharing information with other neighbourhoods. The Draft OCP contains outdated information by five years. Plus, the Tree Protection Bylaw has not been updated since MMH and Bill 44.

- The Tree Reserve Fund has collected 1.8 million (Jan 2021-Mar 2024).
- Tree Reserve Fund collected 1, 047,000 (2021-2023) from developments that could not achieve the tree minimum = net deficit of 523 from private property.

1. a) 2021-2025 neighbourhood-level metrics on quantity of trees retained and quantity of trees removed through developments, and b) 2021-2025 neighbourhood-level metrics on quantity of development sites that met Tree Protection Bylaw tree minimums compared to developments that did not meet the Tree Protection Bylaw tree minimums.

2. Obtain vegetation (urban tree canopy) change detection analysis for 2019-2023 using the methods of previous monitoring surveys conducted by Terra Remote Sensing.

3. Define the percentage of plantable space for residential zoning parameters relative to findings of Actions 1 and 2

# Renters: What You Need to Know



If your character home or multi-unit rental building is redeveloped as a 6 storey building the OCP plans will provide you compensation of 2-6 months' rent (up to 6 months for 20+ years tenancy) and the right to return at 20% below market rents in the redeveloped building. Better renter protection is possible! The City of Burnaby requires developers to cover the difference between current rent and the higher rent tenants will have to pay when they relocate and a right to a unit in the new buildings at the same rent.



## What Can You Do?

Stay informed: Check out the Rockland Neighbourhood Association website [rockland.bc.ca](http://rockland.bc.ca) and sign up for the RNA newsletter



Speak Up:

- Contact City Council at [councillors@victoria.ca](mailto:councillors@victoria.ca)
- Councillor Marg Gardiner is the Rockland Liaison: [mgardiner@victoria.ca](mailto:mgardiner@victoria.ca)
  - We will keep you posted on collective neighbourhood petitions for better affordability and protections for built heritage and natural assets.

## Make your voice heard