



Official Community Plan Update

Duncan City Council
April 19th, 2022

URBAN
SYSTEMS

Agenda

1. Introductions
2. OCP Overview
3. Community Engagement
4. Community Vision and Goals
5. Land Use Designations
6. City-Wide Policies
7. Development Permit Areas
8. External Referrals
9. Next Steps

Introductions

URBAN SYSTEMS

Shaun Heffernan MCIP, RPP

Project Leader

Owen Sieffert

Junior Planner

Joint Process, Two Plans

We have extensive experience working with a single municipality on simultaneous projects, we understand how to manage these initiatives and create efficiencies with tightly knit, overlapping teams and synchronized timelines for public engagement and plan development.





Official Community Plan Overview



Project Goals

IMPROVE CLARITY

Create a more user-friendly document that reflects the direction set in the City's Official Community Plan

CONSOLIDATE POLICIES

Consolidate OCP amendments, regional planning objectives, and neighbourhood planning

ADDRESS KEY ISSUES

Address key issues in the existing OCP

UPDATE REGULATIONS

Reflect current planning regulations

Process



Project Launch

March 2021

Project Kick-Off

Phase 1

April - June 2021

Background Review

#1

#2

Phase 2

June 2021 – October 2021

Community Information
Gathering and Visioning

Phase 3

October 2021- February 2022

Plan Development

#3

#4

Phase 4

March 2022 - June 2022

OCP Adoption



Analysis

PHYSICAL

Land Use
Lot Size
Services
Amenities
Parks
Transportation
(links to TMS)

MARKET

Population Projections
Existing Housing Supply
Timing

PLANNING PRINCIPLES

Housing diversity
Smart density
Urban design
Community amenities
Comprehensive public
engagement

POLICY/REGULATION

OCP
Zoning Bylaw
Neighbourhood Plans



Community Engagement

Engagement Participation

Participation in community engagement activities is summarized below.



1,427

**Visits to
PlaceSpeak Page**



53

**Survey
Responses**



22

**Workshop
Participants**



18

**Discussion
Board Posts**



55

**Pop-Up
Participants**



2

**Advisory
Committee Meeting**

Engagement Highlights (Community Survey no.2)

- Widespread support for the proposed vision and goals.
- General support for draft land use designations, with higher levels of support for low- and medium density commercial and residential uses.
- Desire for new growth to be focused in central neighbourhoods (Downtown, Coronation Chesterfield) that includes new parks and open space, diverse housing, and sustainable transportation infrastructure.
- To support the local economy, respondents prioritized enhancing liveability in new and existing development, supporting the tourism sector, and expanding mixed-use lands.
- Survey respondents prioritized sustainable modes (walking, transit, cycling) for investment in transportation infrastructure that is safe and convenient and supported by contributions from new development.

Engagement Highlights (Community Survey no.2)

- Respondents want new park and open spaces in all of Duncan's neighbourhoods, while prioritizing protecting the environment and reviewing existing City lands for opportunities to create new parkland.
- Widespread support for enhancing the City's arts, culture, and heritage. Priorities include celebrating and honouring local Indigenous heritage in collaboration with Cowichan Tribes and local Indigenous artists and businesses.





Community Vision and Goals

Community Vision

“To be one of the most livable small towns in Canada”



“Duncan is one of the most livable small towns in Canada, proudly serving as the economic and cultural heart of the Cowichan Valley. Located in the traditional territory of the Quw'utsun Nation, Duncan is welcoming, diverse, creative, environmentally sustainable, and resilient.”

Goals



Goal #1 – Managed Growth



**Goal #2 –
A Thriving Economy
and Business
Community**



**Goal #3 – Affordable
and Diverse Housing**



**Goal #4 – Responsible
Stewardship of the
Environment**



**Goal #5 –
Strong Community
Connections**



**Goal #6 –
A Well-Served
Community**

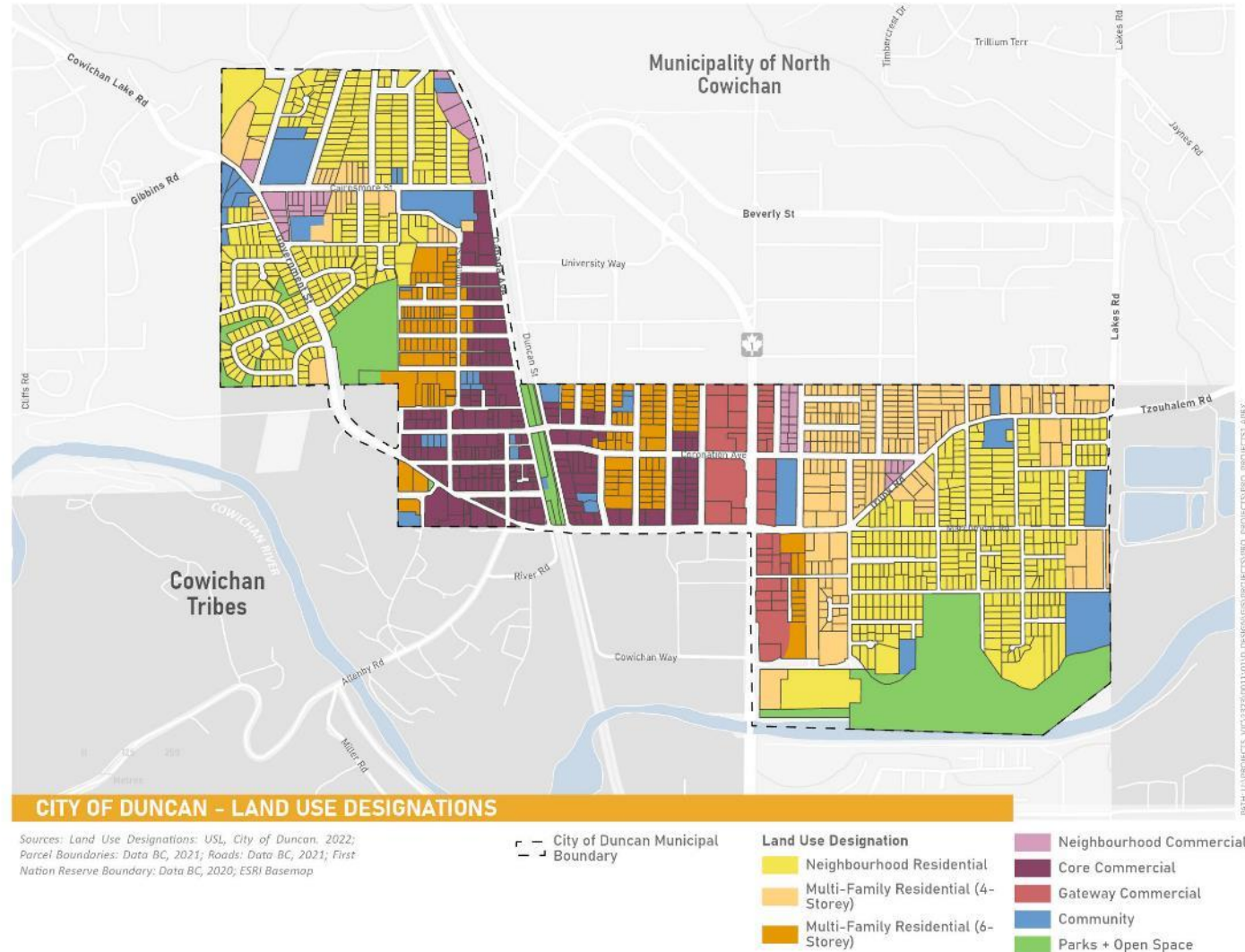


**Goal #7 – Positive
Relationships with
Neighbouring
Communities**



Land Use Designations

Proposed Land Uses



There are **eight** proposed land use designations.

Proposed Residential Land Uses Designations

Land Use Designation	Land Uses	Building Height
Residential	<ul style="list-style-type: none">• Single family dwellings• Duplexes• Secondary suites and carriage houses• Limited home-based businesses	Up to 3 storeys
Multi-Family Residential (4-Storey)	<ul style="list-style-type: none">• Multi-family dwellings• Community care and assisted living uses• Limited home-based businesses	Up to 4 storeys
Multi-Family Residential (6-Storey)	<ul style="list-style-type: none">• Multi-family dwellings• Community care and assisted living uses• Limited home-based businesses	Up to 6 storeys

Proposed Commercial Land Uses Designations

Land Use Designation	Land Uses	Building Height
Neighbourhood Commercial	<ul style="list-style-type: none">• Neighbourhood-scale commercial uses• Multi-family dwellings above ground-floor commercial uses• Limited home-based businesses• Community, cultural, and education services	Up to 4 storeys
Core Commercial	<ul style="list-style-type: none">• Community-scale commercial uses• Multi-family dwellings, community care and assisted living uses above ground-floor commercial• Limited home-based businesses• Community, cultural, and education services	Up to 6 storeys
Gateway Commercial	<ul style="list-style-type: none">• Community-scale commercial uses• Multi-family dwellings above the third floor• Limited home-based businesses• Community, cultural, and education services• Motor vehicle-oriented uses	Up to 6 storeys

Other Proposed Land Uses Designations

Land Use Designation	Land Uses	Building Height
Community	<ul style="list-style-type: none">• Community, cultural and education services,• Recreation, community care and assisted living• Secondary uses such as small-scale retail, restaurants, and offices• Accessory dwelling units	Up to 4 storeys
Parks + Open Space	<ul style="list-style-type: none">• Parks and open spaces• Recreational facilities	Varies with use

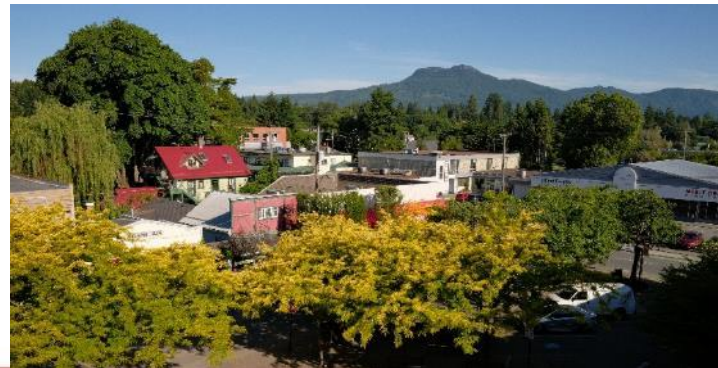


City-Wide Policies

Growth Management

Key Objectives

- 1) Ensure development respects infrastructure capacity, the physical capacity of local ecosystems, and community livability.
- 2) Achieve sustainable, high-quality development that enhances and benefits the community and meets the needs of current and future residents.



Housing

Key Objectives

- 1) Recognize the importance of housing as a fundamental part of community health and livability for diverse and changing needs of individuals and families of varying sizes, income levels, age groups, lifestyles, and abilities.
- 2) Provide diverse housing types, tenures, and densities through infill, new development, and redevelopment, and protecting or replacing existing affordable housing stock.
- 3) Support new residential development throughout Duncan in appropriate locations and scales.
- 4) Maintain strong relationships with local, regional, and provincial partners to support the provision, maintenance, and assessment of Duncan's housing stock.



Economic Development

Key Objectives

- 1) Maintain and enhance Duncan's role as the business hub of the Cowichan Valley by cultivating a business-friendly atmosphere to support existing, new, re-located, and start-up businesses.
- 2) Link and align economic activities with Duncan's environmental, social, and cultural goals and encourage growth in the tax base.
- 3) Create diverse employment opportunities that allow Duncan residents to work near where they live.



Transportation

Key Objectives

- 1) Create a balanced, accessible, efficient, and sustainable transportation network that prioritizes improvements to walking, cycling, and transit.
- 2) Improve connections and access to local destinations, neighbouring communities, and the broader region.
- 3) Collaborate with local, regional, and provincial partners to ensure coordinated planning and investment in transportation infrastructure.



Natural Environment

Key Objectives

- 1) Maintain and improve local land, water, air, and energy resources for future generations.
- 2) Plan for the long-term consequences of growth and climate change, balancing the need for development with the need to protect and maintain a healthy environment by living, working, travelling, and recreating in ways that respect natural ecosystems.
- 3) Ensure that the environmentally sensitive features and sustainability goals are appropriately considered during the development review process and that risks of damage to property and life resulting from hazardous natural conditions are minimized.
- 4) Identify, inventory, protect and, where possible, remediate and enhance environmentally sensitive ecosystems.



Climate Change Adaptation, Resilience, & Mitigation

Key Objectives

- 1) Monitor and reduce community-wide energy consumption and greenhouse gas emissions.
- 2) Recognize the impacts of climate change as an important factor in decision-making related to land use, site planning, building design, transportation, and infrastructure.
- 3) Develop local renewable energy sources that reduce reliance on carbon-intensive energy sources.
- 4) Collaborate or partner with other organizations, government agencies, communities, and other stakeholders to achieve emissions reduction targets.



Arts, Culture, & Heritage

Key Objectives

- 1) Ensure that local arts and culture can flourish by expanding, strengthening, and integrating arts and culture into community planning, recreation programming, and economic development.
- 2) Strengthen the City's relationship with Cowichan Tribes, building bridges of diversity and cultural understanding.
- 3) Enhance the distinct identity of the City by protecting its heritage resources, in both the built and natural environment, and preserving identified archaeological and architectural heritage sites.



Parks, Open Spaces, & Recreation

Key Objectives

- 1) Provide diverse parks, open space, and recreational facilities that to meet existing and future needs of all user groups, their abilities, while balancing standards of high quality and ongoing affordable maintenance costs.
- 2) Expand Duncan's parks and open space to enhance the City's character and support the protection of environmentally and culturally significant areas to balance public open space with new development.
- 3) Connect parks and open spaces to the broader community and work with neighbouring jurisdictions to create linkages to regional recreational amenities.



Community Services & Safety

Key Objectives

- 1) Create a safe and supportive community that fosters a collaborative approach to problem solving collective issues.
- 2) Encourage equal opportunities for residents from all ethnic and cultural backgrounds, income levels, abilities, and genders to participate in community life.
- 3) Ensure the City is prepared and able to respond, recover from, and be aware of the effects of a major disaster or emergency.



Infrastructure & Servicing

Key Objectives

- 1) Ensure City services have sufficient capacity to meet existing and future demands.
- 2) Coordinate land use planning with infrastructure capabilities, encouraging land use and development patterns that minimize water use and storm water runoff.
- 3) Maintain, construct, upgrade, or replace infrastructure services to meet recognized engineering, environmental, health, and safety standards.
- 4) Reduce and divert solid waste.





Development Permit Areas

City-Wide Design Standards (DPA #1)

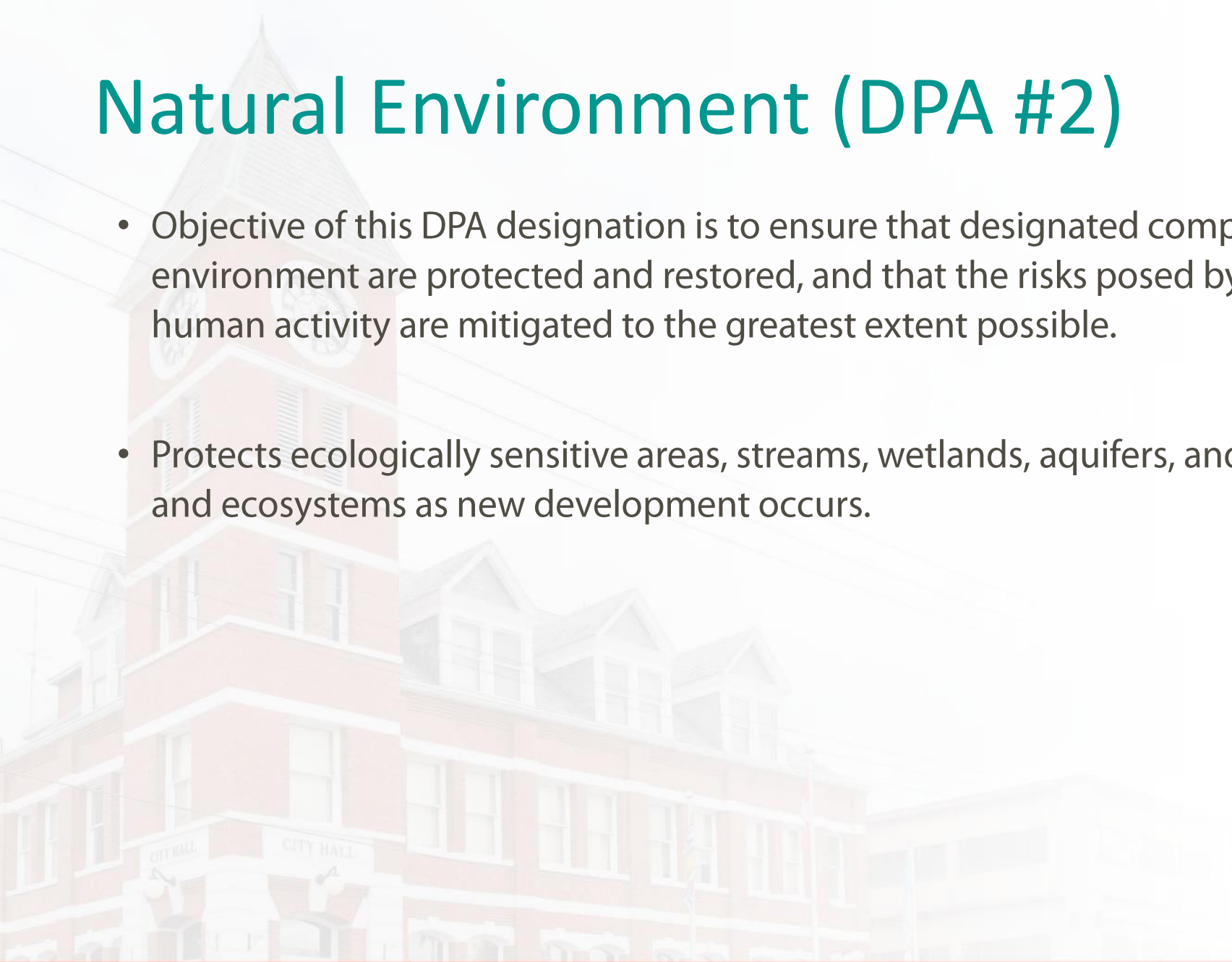
- Objective of this DPA designation is to ensure that new development in Duncan is sustainable, attractive, accessible, safe, durable, and results in the efficient use of land.
- Consolidates previous form and character DPAs (Multi-Family Residential, Downtown, Highway Corridor, and Other Commercial Areas) into a single DPA.
- Provides guidelines and standards for the form and character for all development across Duncan, excluding single family, and duplex dwellings.

City-Wide Design Standards (DPA #1)

- Site development standards include the following topic areas:
 - **Context Analysis**
 - **Public Realm**
 - **Site Design**
 - **Landscaping**
 - **Building Design**
 - **Site Sustainability**

Natural Environment (DPA #2)

- Objective of this DPA designation is to ensure that designated components of the natural environment are protected and restored, and that the risks posed by development and human activity are mitigated to the greatest extent possible.
- Protects ecologically sensitive areas, streams, wetlands, aquifers, and vulnerable species and ecosystems as new development occurs.



Hazard Lands(DPA #3)

- Objective of this DPA is to identify all natural hazards that may impact a proposed development and to protect that development from the identified hazardous conditions.
- All land within the City of Duncan may be subject to natural hazards, including steep slopes in excess of 30%, high water table, and other potential geotechnical hazards.
- Mitigating the risks of flooding is not included under this DPA and is instead addressed under the Floodplain Designation Bylaw, no.1975.



External Referrals

External Referrals

- The draft OCP is planned to be referred to approximately 30 external agencies, groups, and governments.
- The referral process generally includes an email or letter, as appropriate, to each referral contact to invite their organization to provide comments on the draft OCP.
- The anticipated referral deadline is Friday, June 3, 2022, which would provide approximately 6 weeks for a response.
- Key referrals include, but is not limited to, the following:
 - Cowichan Tribes
 - Municipality of North Cowichan
 - Cowichan Valley Regional District
 - Ministry of Transportation and Infrastructure
 - Agricultural Land Commission



Next Steps

Next Steps

(Dates in green are tentative and for discussion)

- Return to the Advisory Committee (April 27th, 2022)
- External Referrals (To be determined, April – June 2022)
- Bylaw Readings and Public Hearing (To be determined, June - July 2022)
- Plan Adoption (To be determined, June – July 2022)



Thank you for your time!