

10. VICTORIA 2020 - IMPLEMENTATION

A. GENERAL

The *Official Community Plan for the City of Victoria* consolidates and formally establishes Council's land management objectives and policies. These have been derived from program activity in all areas of planning. The land use structure provisions guide the development control process, and form a sound basis for street and utilities planning and implementation. The *Street Network Plan*, the *Land Use Policy Framework*, *Land Use Designations* shown on maps, the *Residential Land Use Policy Framework* and the *Capital Works Program* provide information for persons making decisions on the use and disposition of property.

B. AMENDMENT PROCEDURE

While it provides direction and continuity, the *Official Community Plan* is not intended to be inflexible. External influences, which are difficult to predict, can have a major impact on development and yet are beyond the control of the City. Therefore, formal reviews will be undertaken at regular intervals. In times of rapid change revisions may be more frequent.

Pursuant to Section 954 of the *Municipal Act*, the *Official Community Plan* may be amended as set out in the *Land Use Application, Procedure and Fees Regulation Bylaw*. Such amendments may include those initiated by Council and those requested by owners of property or their duly appointed agents.

C. INTERMUNICIPAL COORDINATION

City Council will undertake to discuss and cooperate with adjacent municipalities and the Capital Regional District on land growth management matters of common concern under applicable B.C. legislation.

D. NEIGHBOURHOOD AND PRECINCT PLANS, AND POLICY STUDIES

The neighbourhood and precinct plans have an integral link to the *Official Community Plan*. These plans are endorsed by City Council, and revised as needed with respect

to particular issues and sub-areas. Changes to neighbourhood and precinct plans are formally incorporated as amendments to the *Official Community Plan*, where the local policies have implications for citywide policies. Neighbourhood and precinct studies to be undertaken, prior to adoption as plans, are indicated in section H (1).

Specialized policy studies are also identified in this section. The actual setting of priorities will be determined by City Council upon recommendation of the Planning Committee Chair.

E. PLANNING REGULATIONS

- (1) General: The actual setting of priorities will be determined by City Council upon recommendation of the Planning Committee Chair.
- (2) Development Permits and Heritage Alteration Permits: As authorized by Section 919.1 and 970.1 of the *Local Government Act*, Council designates the areas specified in Schedule "B" as areas where, pursuant to the *Local Government Act*, the issuance of Development Permits and/or Heritage Alteration Permits is required prior to the commencement of development. The designated Development Permit Areas and Heritage Conservation Areas are illustrated on Map 10. Development Permits and/or Heritage Alteration Permits will not be required under conditions where the development application is confirmed to consist only of repairs, minor alterations and restoration – including but not limited to those related to a change in tenancy – that do not materially alter the design or character of a building, or that consist of minor changes that are consistent with the City policies under the *Official Community Plan*, and with all applicable bylaw and regulatory standards and do not conflict with the design guidelines under the *Official Community Plan*.
- (3) Temporary Use Permits Pursuant to Section 975 of the *Municipal Act*, Council may issue permits for temporary commercial and industrial uses throughout the City of Victoria.

- (4) Density Bonus Policy will be developed with the possible inclusion of a Housing Reserve Fund.
- (5) The Planning Department will continue to review and refine approval procedures to increase the effectiveness and efficiency of processing applications.
 - (a) The *Zoning Regulation Bylaw* will be used to implement many of the planning objectives and policies outlined in this plan. It will continue to be improved by way of periodic amendments under priorities to be established by City Council upon the recommendation of the Planning Committee Chair.

F. SUBDIVISION CONTROL BYLAW

The *Subdivision Control Bylaw* shall be administered in accordance with the general provisions of this *Official Community Plan* and the provisions and requirements of the bylaw may be verified by Development Permits and Development Variance Permits issued pursuant to provisions of this Plan.

G. CAPITAL WORKS BUDGET

Under the provisions of Part 6 of the *Municipal Act*, City Council may adopt a *Capital Works Program*. The provisions of the *Capital Works Program* as amended have been recognized by this *Official Community Plan*, and future changes to the *Capital Works Program* will be coordinated with the Plan. Priorities for capital works are suggested in section H (2).

H. SUGGESTED PROJECTS

The following projects (not listed in order of priority) are for guidance only and Council is not limited to these items when establishing any appropriate programs.

H (1) NEIGHBOURHOOD AND PRECINCT PLANS, AND POLICY STUDIES

- (a) Cathedral Hill
- (b) Fairfield
- (c) Fernwood
- (d) Gonzales
- (e) Harbour

- (f) Harris Green
- (g) Hillside - Quadra
- (i) Jubilee
- (j) North Park
- (k) Comprehensive Economic Development Strategy
- (l) Integrated Transportation Strategies Programs, including Neighbourhood Transportation Management Plans.
- (m) Greater Victoria Arts Study - revisit the priorities.
- (n) Development Cost Charges
- (o) Fire Protection Study -Harbour and Victoria West
- (p) Investigate the feasibility of joint police/fire facilities in neighbourhoods, particularly James Bay and Victoria West.

H (2) CAPITAL WORKS

- (a) City Hall - seismic upgrading
- (b) Dallas Road Cliffs - stabilization
- (c) Ross Bay Sea Wall - reinforcement
- (d) Residential Road Program - residential road renewal
- (e) James Bay Fire Station - replacement and enlargement
- (f) Police Station - main building replacement
- (g) Douglas Street & Yates Street Improvements - upgrading of sidewalks and street furnishings
- (h) New Chinatown parkade
- (i) Government Street Mall Extension
 - Phase I to Pandora Avenue
 - Phase II to Herald Street
- (j) Harbour Improvements - arising from Local Area Plan for the Harbour
- (k) Mid-block walkways/cut-throughs in Central Area
- (l) Selkirk Water Bridge and Walkway
- (m) Regional Leisure Centre - upgrading of civic facilities in North Park neighbourhood, including arena block and Crystal Pool

- (n) Park amenities and acquisitions
- (o) Arts facility improvements

TOPIC A – IMPLEMENTATION

OBJECTIVE

- (a) To adopt a detailed implementation plan within two years of the adoption of this bylaw which assigns responsibility and timeline.

POLICY

THE CITY SHOULD:

- (i) Prepare the Implementation Plan and establish a monitoring and review process.