

11. GLOSSARY OF TERMS

Affordable Housing:

Housing which costs (rent or mortgage plus taxes and including 10% down payment) 30% or less of a household's gross annual income. This housing must be within the affordability parameters of low and moderate income households, defined as those within the first two income quartiles for the City of Victoria. It may include the following:

- rental housing (at or below market rents);
- market and non-profit housing for the elderly, disabled, disadvantaged and for families in need of assistance;
- small lot single family dwellings;
- duplexes; rental or strata suites in buildings that were constructed originally as detached dwellings and later converted; strata townhouses and suites in apartments marketed for the first time home buyer.

Attached dwelling:

A building with three or more dwellings attached side by side. Each home has a door onto a yard or street.

BIA (Business Improvement Area):

Area within which property owners and businesses work together to improve and promote the area.

Bylaw:

A law passed and adopted by the City under powers granted by provincial legislation.

Capital Regional District: (See region)

A provincially established federation of local governments and administrative districts providing coordinated services to both urban and rural parts of the region. It is managed by a board of directors appointed from the member municipalities and electoral areas. The Capital Regional District has administered regional parks, health, solid waste and other functions.

Capital Works Program:

A set of projects for physical improvements to be undertaken within a time schedule.

Capital Works Budget:

The allocation of funds for physical improvements, e.g. sewers, storm drains, roads, sidewalks and parks.

The City:

The City is the local government comprised of a mayor and council members operating under a provincial government legislative framework provided to all municipalities in the province. (There are some exceptions, e.g., the City of Vancouver operates under the Vancouver Charter).

Commuter Parking:

Long-term parking used primarily for a worker whose vehicle occupies this space for the entire working day. This is distinct from a customer parking space where a much higher turnover rate occurs. It may be reserved space or available to the general public.

CPTED (Crime Prevention Through Environmental Design):

Refers to a group of strategies and concepts (including the design of buildings and landscaping) intended to reduce the fear of crime and opportunities to commit crimes.

Customer Parking:

Short-term parking available to the general public. This type of parking is characterized by a high turnover rate, e.g., one parking space is put to use by multiple customers during the course of a day as opposed to a commuter parking space which is used by one car only during the day.

Demographics:

Statistics and indicators of economic and social characteristics of a population, including the dimension of change over time, e.g., age, structure, ethnic makeup, education levels, births, deaths, income, etc. Demographic statistics and forecasts are useful for both private and public agencies in planning for future needs in a community, e.g., health and educational facilities.

Density:

Relationship of total floor area to lot area (also known as floor space ratio, floor area ratio or floor space index). Occasionally, "density" is used to relate the number of dwelling units per hectare. Density and height may sometimes be related, however, it is not unusual to have a high-density, low-profile building or conversely, a low-density, high rise building.

Density (low)

Floor space to land area relationship of 1:1 or less.

Density (medium)

Floor space to land area relationship higher than 1:1 but less than 2:1.

Density (high)

Floor space to land area relationship of between 2 and 3:1.

Density (highest)

Floor space to land area relationship of over 3:1.

Density Bonus:

Density that exceeds the level generally applicable under neighbourhood policy for localized zoning. The central principle of the bonus system is that of an exchange of advantages. The developer gains additional density in exchange for specified public amenities. The bonus system is not mandatory and is available to developers by way of an application for rezoning.

Development Permit Area:

An area designated in the Official Community Plan requiring a Council approval before a building permit can be issued. Generally, Development Permit Areas are designated so as to safeguard special characteristics, such as heritage buildings and unique physical appearance or character.

Downtown:

Area generally bounded by Chatham/Caledonia, Blanshard, Belleville and the shore of the harbour (see map for detail).

Downtown Revitalization Program:

A provincial funding program to assist in the beautification and improvement of designated commercial areas.

Float Homes:

Dwellings designed to float in protected waters.

Green Space or Greenspace:

Public or private land that is landscaped with lawns and shrubs, but it may include hard-surfaced areas (e.g., patios) with complementary plantings.

Greenways:

A network of pathways, bikeways, waterways or undeveloped networks of open space, featuring view points, heritage resources and natural wildlife and vegetation.

Harbour:

Portion of Victoria's waterfront extending from Ogden Point breakwater to the Gorge (see map).

Heritage Designated:

Property designated by municipal by-law. Properties that have been designated can be altered (or demolished) only with the approval of City Council.

Heritage Registry:

City Council's list of properties that have not been "heritage designated", but which may be eligible for eventual designation. Applications to demolish a building on the Heritage Registry are referred to City Council for a decision on whether or not the designation process is to be initiated. Applications to alter a building on the Heritage Registry receive the benefit of the Heritage Advisory Committee's advice as part of the building permit process.

High Rise: See Profile (high) Infill Development:

The new buildings on vacant or underused sites within a built-up area. This may be via subdivision of large lots to smaller ones or additions to existing buildings, e.g., by building on an existing side yard.

Land Use:

Category of activity, e.g., residential, commercial, industrial related to a property including its building spaces.

Mixed use:

Different uses in relatively close proximity, e.g., apartments above a retail store; light industry adjacent to office building.

Neighbourhood Plan:

A document adopted by City Council that describes objectives, policies and implementation strategies, with respect to land use, density, transportation, community services and other aspects to guide development within a neighbourhood.

NTMP:

Neighbourhood transportation management program. This is an Engineering Department process that seeks to manage traffic on local streets to address neighbourhood concerns.

OCP/Official Community Plan:

A general statement, in the form of a bylaw, of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the plan. It provides the policy framework for developing the detailed policies in the neighbourhood plans.

Park, Community-type:

Type of park that, due to amenities, frequently attract persons from other than the immediate neighbourhood. Such amenities include specialized sports fields, special attractions of an historical, cultural or social significance and parks with a special environmental significance ranging from classic gardens to protected ecological communities, e.g., Stadacona or Topaz Parks. Portions may function in a dual role as neighbourhood parks.

Park, Neighbourhood-type:

Park space in a neighbourhood that provides open space for unstructured or structured leisure activities, passive recreation or an aesthetic interlude. Does not include squares, boulevards or streetscapes.

Park, Neighbourhood Primary-type:

A major, centrally-located park site in a neighbourhood that serves as a visual, recreational and social focus of a neighbourhood, e.g. Irving or Redfern Park.

Profile (Low):

Building height of 1-3 storeys (up to five storeys Downtown)

Profile (Medium):

Building height of 4-7 storeys (6-10 storeys Downtown)

Profile (High):

Building height of 8 or more storeys; (11 plus storeys Downtown)

Quartiles (Income):

The levels of income which divide income earners into the lowest 25%, the lowest 50% and the lowest 75% of all income earners.

Region:

The Capital Regional District (generally the area between Port Renfrew and southern Gulf Islands)

Retail Core:

Area defined in the City's Official Community Plan as having the highest concentration and strategic importance for retail land uses.

Safety Audit:

A checklist of physical features, e.g., lighting or landscaping contributing to personal safety and sense of security and insecurity.

Social Planning:

This promotes the overall well-being of the community and its quality of life. The aim is to create communities that are safe, convenient and people-oriented, with amenities accessible to a wide range of citizens regardless of age, sex or income. It emphasizes citizen involvement in the important decisions affecting our community. It is concerned with all people who live, work or play in our community but especially for those who are in any way vulnerable - children, women, disabled, seniors, homeless - who do not always participate.

Special Needs Housing:

This is affordable housing for those at risk or with special requirements, e.g., housing for disabled persons which is suitably accessible and offers support services, if required for independent living.

Traffic Calming:

Measures taken to mitigate negative impacts of traffic in a neighbourhood, e.g., speed hump.

Transient Accommodation:

Accommodations for persons who normally reside elsewhere, e.g., hotel, motel, bed and breakfast, hostel.

Transportation Demand Management:

Use of incentives and disincentives to influence travel habits towards more efficient travel modes, e.g., transit.

Walkway System:

Network of pedestrian paths connecting up various origins and destinations. A walkway system may incorporate both public and private lands.

Zoning:

The division of the City by bylaw into discreet areas in which density, use, siting, size and height of buildings and the shape and dimensions and areas of parcels of land are regulated.