

# Plan Administration

# 19



## GOALS

- 19 (A) Corporate and community decision-making processes are clear and open to the public.
- 19 (B) Victorians are interested, informed, empowered and involved in their communities and the process of democratic governance.

## OVERVIEW

This plan provides direction on how Victoria should grow and change over the next thirty years. While all City policy, projects and spending should be broadly consistent with its objectives, the plan is intended to be flexible and adaptable. This section provides policy guidance for plan administration toward the plan's implementation, while enabling responses to changing and emerging conditions.

## BROAD OBJECTIVES

The plan administration policies of this plan collectively address six broad objectives:

- 19 (a) That all existing and future City plans, policies and bylaws are broadly consistent with the Official Community Plan.
- 19 (b) That the rationale for future Official Community Plan amendments is clear and transparent.
- 19 (c) That regulatory tools are used strategically to support and implement plan goals and objectives.
- 19 (d) That amenities provided in exchange for increased density are generally commensurate in value to the density provided above zoning entitlements.
- 19 (e) That appropriate information informs complex land development.
- 19 (f) That development is subject to additional oversight through tools available in legislation in designated areas of the city where more direction is required to address special conditions and plan goals and objectives.

## PLAN CONSISTENCY

- 19.1 All City plans, policies and bylaws that are prepared subsequent to the adoption of this plan, and include, consider, detail or otherwise overlap with its content, should include an Official Community Plan Consistency Statement that: [SEE ALSO SECTION 2 – PURPOSE, SCOPE AND LINKAGES]
  - 19.1.1 References the related objectives and policies of this plan; and,
  - 19.1.2 Generally describes how the plan, policy or bylaw will advance Official Community Plan objectives and policies.
- 19.2 All City plans, policies and bylaws that address the content areas of this plan should be updated and amended to be generally consistent with the Official Community Plan over time.

## OFFICIAL COMMUNITY PLAN AMENDMENTS

- 19.3 When an Official Community Plan amendment is considered by Council, the following should be considered in the decision:
  - 19.3.1 The goals and objectives in the Official Community Plan that support the amendment;
  - 19.3.2 A rationale for consideration of the amendment(s) in advance of a comprehensive plan review; and,
  - 19.3.3 Development approval information, where it is required.

## ZONING BYLAW

- 19.4 That review and update of the Zoning Bylaw is strategically undertaken in the following ways:
  - 19.4.1 On a site-by-site basis, primarily in response to rezoning applications;
  - 19.4.2 On a local area basis, primarily to support local area plans;
  - 19.4.3 On a topic basis, primarily to achieve policies of this plan; and,
  - 19.4.4 On a city-wide basis, if resources and Council priorities permit.
- 19.5 Rezoning should be generally consistent with the Urban Place Guidelines of this plan, and advance the objectives and policies of the Official Community Plan [SEE ALSO SECTION 6 – LAND MANAGEMENT AND DEVELOPMENT].
- 19.6 Variances for site-specific conditions may be appropriate where the objectives and policies of this plan are advanced.

## DENSITY BONUS

- 19.7 Consider and strategically use the statutory authority for density bonus provision in exchange for one or more of the following conditions:
  - 19.7.1 Provision of an amenity;
  - 19.7.2 Conservation of an amenity; and,
  - 19.7.3 Provision of affordable and special needs housing;
- 19.8 Voluntary amenities and other commitments secured through rezoning applications must be established through a covenant right-of-way, security or other agreement and should accomplish the following, subject only to extraordinary conditions or circumstances:
  - 19.8.1 Advance the goals and objectives of this plan;
  - 19.8.2 Provide amenities that are identified as desired in a local area plan, or that have a public benefit for the broader community; and,
  - 19.8.3 Provide for maintenance in perpetuity, where applicable, such that any public costs are minimized or eliminated.
- 19.9 Consider the creation of a density bonus system as a component of local area plans, that is fair and transparent, and that does not interfere with the purposes for the density bonus system in the Urban Core [SEE ALSO SECTION 6 – LAND MANAGEMENT AND DEVELOPMENT AND SECTION 20 – LOCAL AREA PLANNING].

## DEVELOPMENT APPROVAL INFORMATION AREAS

- 19.10 Pursuant to Section 920.01 of the Local Government Act, the entire City of Victoria is designated as a Development Approval Information Area in which development approval information may be required on any anticipated impact of a proposed activity or development on the community.
- 19.11 The special conditions that justify this designation are:
- 19.11.1 Medium-to-high density development is identified in this plan for the Urban Core, Town Centres and Urban Villages to accommodate housing and job growth with levels of density that support district energy systems. Information may be required to assess the need for any public amenities to support growth from new development, and the feasibility of district energy.
- 19.11.2 The existence of high land values in Victoria relative to other municipalities in the Capital Region may impact the attraction of new development, particularly commercial and light industrial uses. Information may be required to assess land markets.
- 19.11.3 As most of Victoria's urban growth is accommodated through infill, new development has the potential to impact existing buildings, structures and land. Information may be required to assess any impacts on solar access, wind patterns, traffic and parking, and municipal services such as infrastructure.
- 19.11.4 The existence of contaminated lands and hazardous lands including ones at risk of soil subsidence (liquefaction) in the event of an earthquake. Information may be required to assess environmental site conditions.
- 19.11.5 The existence of buildings, structures and underground infrastructure that require seismic upgrades. Information may be required to assess the seismic conditions of existing development and infrastructure facilities.
- 19.11.6 The existence of heritage properties that may require rehabilitation, adaptive reuse, new additions or integration with new development. Information may be required on the heritage value and character of historic properties, and conservation plans where relevant.
- 19.11.7 The existence of environmentally sensitive areas. Information may be required for environmental assessment to guide and inform protection.

- 19.12 The objectives that justify this designation are:
- 19.12.1 To achieve residential and employment growth through intensification in the Urban Core, Town Centres and Urban Villages, located along frequent and rapid transit corridors.
- 19.12.2 To guide and support new development that contributes to the goals and objectives in this plan as identified in Sections 6 to 23.
- 19.13 Information required for the consideration of major development proposals may include, but are not limited to:
- 19.13.1 Shadow and wind studies;
- 19.13.2 Traffic and parking studies;
- 19.13.3 Servicing studies;
- 19.13.4 District energy feasibility studies;
- 19.13.5 Public amenities gap analysis;
- 19.13.6 Economic land analysis and market studies;
- 19.13.7 Social assessments and social impact assessments;
- 19.13.8 Environmental assessments;
- 19.13.9 Environmental site assessments, related to contamination of land, air and water;
- 19.13.10 Geotechnical and hazard mitigation analysis;
- 19.13.11 Heritage assessments and heritage conservation plans; and,
- 19.13.12 Other relevant analysis and studies.

## TEMPORARY USE PERMIT AREAS

- 19.14 The entire City is designated for the issuance of temporary use permits for uses that would otherwise not be permitted on the lands for which they are proposed, subject however to greater specification of permissible temporary uses as identified in the Zoning Bylaw, if any.

## DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

- 19.15 Continue to guide changes in Development Permit Areas and Heritage Conservation Areas through policies identified in Appendix A.