

GLOSSARY OF PLANNING 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.

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.

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).

Community Charter

Provincial enabling legislation related to the *Local Government Act*.

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.

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 (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.

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.

Development Variance Permit or Development Permit with Variance:

Situations may arise when the stated zoning bylaw requirements pose difficulties. This may be due to the design of a structure, the limitations imposed by existing buildings, the shape of physical constraints of property or the physical preferences of the property owner. A Variance Permit is the tool which allows Council to relieve difficulty(ies) posed by the zoning bylaw. In order to issue each Development Variance Permit, an application must be reviewed and approved by Council.

FSR (Floor Space Ratio):

The ratio of building floor area to lot area, e.g. a 30,000m² building on a 10,000m² lot has a floor space ratio of 3:1. See ***Density***.

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. See City of Victoria Greenways Plan, 2002

Height

The distance measured vertically between the grade and the roof. Sometimes height is the number of floors or storeys.

Heritage Conservation Area

The City has designated areas in the *Official Community Plan* for which greater control is required to maintain the highest possible quality of design in keeping with an area's special potential. Heritage Conservation areas are recognized for their unique heritage value and features. The tool for achieving the control is the Heritage Alteration Permit which must be obtained to obtaining a building permit.

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:

A property that has been recognized by Council as having heritage value.

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 sideyard.

Land Use:

Category of activity present on a property. Typical examples downtown may include singly or in combination: retail, office, hotel (transient accommodation), residential, institutional, services.

Mixed use:

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

Neighbourhood Plan:

A neighbourhood plan outlines the City's vision, principles, policies and guidelines for managing change in a neighbourhood. It generally provides detailed information about land use change. A neighbourhood plan is prepared with the early involvement of residents and other stakeholders, as well as City Council, Council's advisory bodies and City staff.

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.

Region:

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

Regional Growth Strategy

The CRD Regional Growth Strategy (RGS), developed and approved by the member municipalities and the regional district in partnership, on social, economic and environmental goals and priority actions.

Retail Core:

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

Setbacks

The distance between a lot line and the edge of a building or structure.

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 (TDM)

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

Universal Design

This means the design of products and environments to be useable by all people, to the greatest extent possible without the need for adaptation or specialized design. In the context of housing design, universal design means designs that minimize or eliminate restrictions to occupant movement, usually included in homes for seniors or people with disabilities. Examples include wider hallways, wider doorways, ramps, etc.

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.