

# Plan Administration

# 18



## RELATED GOALS

- 18 (A). Corporate and community decision-making processes are clear and open to the public.
- 18 (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 consistent with its broad objectives, the plan is intended to be flexible and adaptable. This section provides policy guidance for the administration of the plan enabling it to respond to changing and emerging conditions.

## BROAD OBJECTIVES

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

- 18 (a) All present and future City plans, policies and programs strive to be broadly consistent with the Official Community Plan.
- 18 (b) That the rationale for future Official Community Plan amendments is clear and transparent.
- 18 (c) That regulatory tools are enabling and support the objectives and policies in this plan.
- 18 (d) That amenities provided in exchange for density bonus is generally commensurate in value to the additional density provided and appropriate to the needs and circumstances of the impacted local area.
- 18 (e) That appropriate information informs complex land development decisions.
- 18 (f) That temporary land uses may be permitted for activities and related buildings or structures that would not otherwise conform to the Zoning Bylaw.
- 18 (g) That development is given additional oversight in accordance with statutory tools including the designation of development permit and heritage alteration permit areas, as appropriate to development and site conditions.

## PLAN CONSISTENCY

- 18.1 All City plans, policies, bylaws and program documents prepared subsequent to the adoption of this plan, that include, consider, detail or otherwise overlap with its content, should include an Official Community Plan Context Statement that:
  - 18.1.1 References the objectives and policies of this plan; and,
  - 18.1.2 Generally describes how the document contributes to their achievement over time.
- 18.2 Any future plan, policy or program document will not be considered inconsistent with this plan if its Official Community Plan Context Statement describes how consistency will be achieved over the long term or how it supports other initiatives in the achievement of the broad objectives and policies of this plan.
- 18.3 All City plans, policies and bylaws that address the content areas of this plan should strive to be broadly consistent with the Official Community Plan through updates and amendments over time.

## OFFICIAL COMMUNITY PLAN AMENDMENTS

- 18.4 When an Official Community Plan amendment is considered by Council, the following should be considered as part of the decision:
  - 18.4.1 The goals and objectives in the Official Community Plan that support the amendment;
  - 18.4.2 A rationale for consideration of amendment in advance of comprehensive plan review; and,
  - 18.4.3 An assessment of development approval information requirements, if applicable.

## ZONING BYLAW

- 18.5 That review and update of the Zoning Bylaw is undertaken and gives priority to:
  - 18.5.1 A site-by-site basis, primarily in response to application for rezoning;
  - 18.5.2 A local area basis, primarily in support of subsequent local area plans; and,
  - 18.5.3 A topic basis, primarily to implement policies of this plan, and
  - 18.5.4 A city-wide basis, if resources and Council priorities permit.

- 18.6 Variances for site-specific conditions may be appropriate where the broad objectives and policies of this plan are advanced.

## PLANNING TOOLS

- 18.7 Continue to give consideration to tools available through provincial legislation for planning and land use management and related policy areas such as municipal emergency plans.

## DENSITY BONUS

- 18.8 Consider and implement, where appropriate, amendments to the Zoning Bylaw that use the statutory authority for the provision of amenities or housing agreements in exchange for density bonusing.
- 18.9 Voluntary amenities and other commitments associated with rezoning applications must be secured by covenant or agreement and should, where possible:
  - 18.9.1 Advance the goals and objectives of this plan;
  - 18.9.2 Provide amenities with a public benefit to a local area or broader community;
  - 18.9.3 Provide amenities identified as desirable as part of local area planning; and
  - 18.9.4 Consider ongoing costs if any, including those for maintenance, and include commitments to minimize or eliminate public costs.

## DEVELOPMENT APPROVAL INFORMATION AREAS

- 18.10 Given the City is fully urbanized and the important objectives of orderly development in consideration of the phasing of local area plans, and risk of large development having significant impacts on the future implementation of this plan, the entire City is designated a Development Approval Information Area for developments in the following circumstances where the proposed development includes residential growth or employment growth [See Appendix C].
  - 18.10.1 Residential growth;
  - 18.10.2 Employment growth; and,
  - 18.10.3 Capital projects, such as rapid transit corridors.

- 18.11 Information required for the consideration of major development proposals may include but are not limited to:
- 18.11.1 Shadow and wind studies;
  - 18.11.2 Traffic impacts study;
  - 18.11.3 Economic land analysis and market impact studies;
  - 18.11.4 Geotechnical and hazard mitigation analysis;
  - 18.11.5 Amenities gap analysis;
  - 18.11.6 Energy district study;
  - 18.11.7 Environmental impact assessment, such as land contamination;
  - 18.11.8 Heritage impact assessments and heritage conservation plans; and
  - 18.11.9 Other relevant issues.

### TEMPORARY USE PERMIT AREAS

- 18.12. The entire area within the 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 only to greater specification of permissible uses within certain areas as identified in the Zoning Bylaw, if any.

### DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

- 18.13 Continue to guide changes in the development permit areas and heritage conservation areas identified in Map 29 and 30 using the designations, descriptions and guidelines as detailed and defined further in Appendix A and Appendix B with respect to each designated area.