

2023 | CITY OF VICTORIA | Sustainable Planning and Community Development Department

Delegation of Minor Variances

For the Committee of the Whole Meeting of January 19, 2023




1

Purpose

- Provide information related to recent changes to the Local Government Act
- Seek direction related to this change to potentially expand delegated authority

2 Delegation of Minor Variances | January 19, 2023



2

Presentation Outline

- Background
- Analysis
- Options
- Recommendation

3 Delegation of Minor Variances | January 19, 2023



3

LGA and LUPB

- LGA enables delegation of DPs (w/o variances)
- 2021: LGA amended to also enable delegation of DVPs
- LUPB delegates authority to make decisions

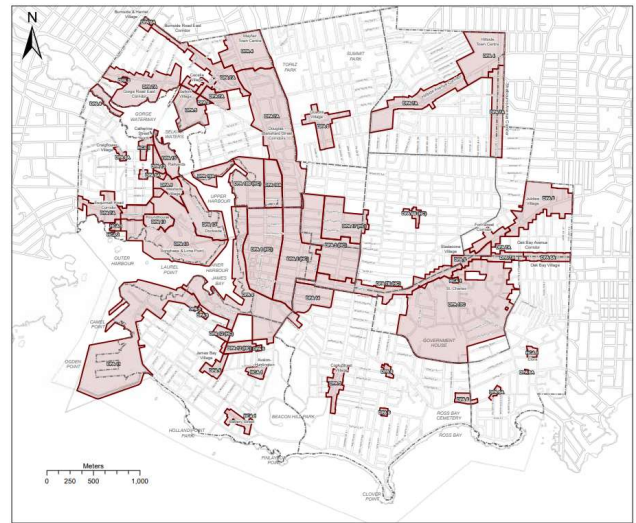
4 Delegation of Minor Variances | January 19, 2023



4

DPV vs DVP

- DPV = Design guidelines apply
- DVP = No design guidelines. Just variances to zoning



OCP Map 32: Development Permit Areas

5 Delegation of Minor Variances | January 19, 2023



5

Current Delegated DPVs

- Vehicle stalls ≤ 5
- Bicycle stalls ≤ 6
- Accessible parking
- RDAH

6 Delegation of Minor Variances | January 19, 2023



6

Potential Benefits

- Reduced processing times and fees
- Fewer applications at Council meetings
- Reduced resources required
- Advance housing applications more quickly

7 Delegation of Minor Variances | January 19, 2023



7

Potential Variance Examples

- Setbacks to stairs, porches and eaves
- Site coverage for accessibility ramps
- Height of underground parking stalls
- Distance from parking stall to street

8 Delegation of Minor Variances | January 19, 2023



8

Options

- **Option One** – Seek Focused Input and Prepare Bylaws to Expand Delegated Authority (Recommendation)
- **Option Two** - Direct staff to Expand Delegation without Seeking Input
- **Option Three** - Do not Expand Delegated Authority

9 Delegation of Minor Variances | January 19, 2023



9

Recommendation

That Council direct staff to:

1. Seek input from the Urban Development Institute and Community Association Land Use Committees relating to the delegation of minor variances.
2. Prepare draft Land Use Procedures Bylaw amendments to delegate minor variances associated with Development Variance Permits, Development Permits and Heritage Alteration Permits to the Director of Sustainable Planning and Community Development.
3. Bring forward the draft Land Use Procedures Bylaw amendments for Council's consideration along with any feedback received.

10 Delegation of Minor Variances | January 19, 2023



10