

## Development Permit Application Types Recommended for Delegated Authority

- Delegated Authority would not apply to heritage properties identified on the City of Victoria Heritage Register
- Full compliance with the *Zoning Regulation Bylaw* is required (no variances)
- Applications that are deemed to be inconsistent with established guidelines would be referred to Council

Recommended for Immediate Implementation				
Proposed Delegated Authority	Applicable DPAs and HCAs	Conditions (if any)	Rationale	Applications received during 24 month period (July 31, 2013 – July 31, 2015) See Attachment 4 for Sample Photos/Plans
1. New buildings, building additions, structures and equipment in	DPA 10A: Rock Bay DPA 10B (HC): Rock Bay Heritage DPA 16: General Form and Character	<ul style="list-style-type: none"> <li>• As noted above</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to the adoption of the new OCP in 2012, new buildings and building additions were not subject to any DPA regulations.</li> <li>• Applications would be assessed against established guidelines</li> </ul>	<ul style="list-style-type: none"> <li>• 2546 Government St</li> <li>• 2850 Turner Street</li> <li>• 645 Dunedin Street</li> <li>• 403 - 411 Kingston Street</li> <li>• 1908 Store Street</li> </ul> <p><b>Total: 5</b></p>
2. New buildings, building additions, structures and equipment that are less than 100m <sup>2</sup> in floor area	DPA 2 (HC): Core Business DPA 3 (HC): Core Mixed-Use Residential DPA 4: Town Centres DPA 5: Large Urban Villages DPA 6A: Small Urban Villages DPA 6B (HC) Small Urban Villages Heritage DPA 7A: Corridors DPA 7B(HC): Corridors Heritage DPA 10A: Rock Bay DPA 10B (HC): Rock Bay Heritage DPA 11: James Bay and Outer Harbour DPA 12(HC): Legislative Precinct DPA 13: Core Songhees DPA 14: Cathedral Hill Precinct	<ul style="list-style-type: none"> <li>• As noted above</li> <li>• Not within: <ul style="list-style-type: none"> <li>○ DPA 1 (HC): Core Historic</li> <li>○ DPA 9 (HC): Inner Harbour</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Small additions and new small buildings typically have a nominal impact on the site and could be evaluated against established design guidelines</li> </ul>	<ul style="list-style-type: none"> <li>• 89 Dallas Rd</li> <li>• 343 Bay St</li> <li>• 515 Pembroke St</li> <li>• 530 Discovery Street</li> <li>• 135 Dallas Road</li> </ul> <p><b>Total: 5</b></p>

Proposed Delegated Authority	Applicable DPAs and HCAs	Conditions (if any)	Rationale	Applications received during 24 month period (July 31, 2013 – July 31, 2015) See Attachment 3 for Photos/Plans
3. Accessory Buildings in intensive residential DPAs	15A: Intensive Residential Small Lot 15B: Intensive Residential Panhandle 15D: Intensive Residential Duplex	<ul style="list-style-type: none"> <li>As noted above</li> </ul>	<ul style="list-style-type: none"> <li>The addition of an accessory building in an intensive residential area typically has a nominal impact on the site with few if any impacts on neighbouring properties and could be evaluated against established design guidelines</li> </ul>	<ul style="list-style-type: none"> <li>1498 Myrtle</li> </ul> <p><b>Total: 1</b></p>
4. Floating buildings, floating building additions and floating structures (regardless of size) in DPA 11: James Bay and Outer Harbour at Fisherman's Wharf	DPA 11: James Bay and Outer Harbour	<ul style="list-style-type: none"> <li>As noted above</li> <li>Limited to area in the FWM Zone, Fisherman's Wharf Marine District</li> </ul>	<ul style="list-style-type: none"> <li>Fisherman's Wharf has the benefit of new Design Guidelines which were adopted by Council in 2014</li> </ul>	<ul style="list-style-type: none"> <li>1 Dallas Road x 4 (Fisherman's Wharf)</li> </ul> <p><b>Total: 4</b></p>
5. Floating buildings, floating building additions and floating structures that do not exceed 100m <sup>2</sup> in floor area	All	<ul style="list-style-type: none"> <li>As noted above</li> </ul>	<ul style="list-style-type: none"> <li>Current OCP requires that any additional floor area be considered by Council through a DP</li> <li>Small scale floating structures are often needed to accommodate operational needs of harbour uses</li> </ul>	<ul style="list-style-type: none"> <li>1006 Wharf x 3</li> <li>700 Government x 3</li> </ul> <p><b>Total: 6</b></p>
6. Renewals of approved DPs	All	<ul style="list-style-type: none"> <li>As noted above</li> <li>DP must be: <ul style="list-style-type: none"> <li>unlapsed at time of application</li> <li>unchanged from original application</li> <li>not be subject to any new policies or regulations</li> </ul> </li> <li>Renewal limited to one two-year term</li> </ul>	<ul style="list-style-type: none"> <li>Developers sometimes require extra time to make all the necessary financing, servicing and construction arrangements needed to be able to commence construction</li> </ul>	<ul style="list-style-type: none"> <li>549 Toronto Street</li> <li>257 Belleville</li> <li>988 Topaz</li> </ul> <p><b>Total: 3</b></p>

Proposed Delegated Authority	Applicable DPAs and HCAs	Conditions (if any)	Rationale	Applications received during 24 month period (July 31, 2013 – July 31, 2015) See Attachment 3 for Photos/Plans
7. Renewal of approved HAPS	All	<ul style="list-style-type: none"> <li>• As noted above</li> <li>• HAP must be:               <ul style="list-style-type: none"> <li>○ unexpired at time of application</li> <li>○ unchanged from original application</li> <li>○ not be subject to any new policies or regulations</li> <li>○ Renewal would be limited to one two-year term.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Developers sometimes require extra time to make all the necessary financing, servicing and construction arrangements needed to be able to commence construction.</li> </ul>	<p><b>Total: 0</b></p>
8. Replacement of exterior materials on existing buildings	All	<ul style="list-style-type: none"> <li>• As noted above</li> </ul>	<ul style="list-style-type: none"> <li>• Current OCP requires that repairs or envelope remediate only utilize “in kind” replacements and often applicants wish to utilize updated and/or even higher quality materials</li> </ul>	<p><b>Total: 39</b></p>
9. Temporary Buildings and Structures that do not exceed 100m <sup>2</sup> in floor area	All	<ul style="list-style-type: none"> <li>• As noted above</li> <li>• Covenant in place to ensure removal within five years.</li> </ul>	<ul style="list-style-type: none"> <li>• Temporary structures are sometimes beneficial to animate and better utilize a site while overall redevelopment plans are being established they are also often needed to assist businesses with special operational needs.</li> </ul>	<ul style="list-style-type: none"> <li>• 89 Dallas Road</li> <li>• 254 Belleville Terminal</li> </ul> <p><b>Total: 2</b></p>

Proposed Delegated Authority	Applicable DPAs and HCAs	Conditions (if any)	Rationale	Applications received during 24 month period (July 31, 2013 – July 31, 2015) See Attachment 3 for Photos/Plans
10. Temporary Construction Trailers on Private Property.	DPA 11: James Bay and Outer Harbour	<ul style="list-style-type: none"> <li>• As noted above</li> <li>• Covenant in place to ensure their removal within: <ul style="list-style-type: none"> <li>○ six months of obtaining an Occupancy Permit;</li> <li>or,</li> <li>○ within six months of being without a valid Building Permit.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Provides some basic guidance to the design of temporary construction trailers where there is presently none.</li> <li>• Establishes an approval process and mechanism to ensure construction trailers are truly temporary.</li> </ul>	<ul style="list-style-type: none"> <li>• 80 Saghalie Road (Bayview)</li> <li>• 353 Tyee (Dockside)</li> </ul> <p><b>Total: 2</b></p>
11. Temporary Residential Unit Sales Trailers on Private Property.	All	<ul style="list-style-type: none"> <li>• As noted above</li> <li>• Zoning must allow retail/commercial activities</li> <li>• Covenant in place to ensure their removal within: <ul style="list-style-type: none"> <li>○ six months of obtaining an Occupancy Permit;</li> <li>or,</li> <li>○ within six months of being without a valid Building Permit.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Provides some basic guidance to the design of temporary sales trailers where there is presently none.</li> <li>• Establishes an approval process and mechanism to ensure sales trailers are truly temporary.</li> </ul>	<p><b>Total: 0</b></p>