

# Development Summit Action Items

## Status and Next Steps



# Development Summit Action Items:

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## Background:

- July 2014, the City hosted a Development Summit with the development industry, Community Association Land Use Committee (CALUC) representatives, Council and staff.
- Outcome was presented to Council in September 2014 with an Action Plan.
- Action Plan contained 22 suggested improvements.
- Improvements covered 4 themes:
  - Improving processes
  - Improving customer service
  - Fostering better relationships
  - Improving development-related policies, regulations and practices.

# Development Signage – “Before”:

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## LAND USE APPLICATION

**THIS PROPERTY IS SUBJECT TO A REZONING APPLICATION TO PERMIT:**

**THIS PROPERTY IS SUBJECT TO A REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION. THE CURRENT PROPOSAL (JANUARY 16, 2015) IS TO PERMIT ADDITIONAL USES IN ALL DEVELOPMENT AREAS, TO INCREASE PERMITTED FLOOR AREA IN DEVELOPMENT AREA D AND DEVELOPMENT AREA E, AND TO INTRODUCE NEW DESIGN GUIDELINES IN DEVELOPMENT PERMIT AREA 13 CORE SONGHEES.**



**FOR DETAILS CONTACT CITY  
PLANNING AT 361-0212  
OR  
[WWW.VICTORIA.CA](http://WWW.VICTORIA.CA)**

**Public Meeting Notices  
will be posted here.**

# Development Signage – “After”:

## It's Your Neighbourhood

This property is subject to a rezoning application. The proposal is to permit of a new 18-storey, mixed-use building containing 88 self-contained dwelling units and ground floor retail.

**Address:**  
960–962 Yates Street  
Rezoning #00463  
Bylaw #



Get involved,  
have your say.

**Public Hearing**  
Check back for  
more details.



 [victoria.ca/publicnotices](https://victoria.ca/publicnotices)  [publichearings@victoria.ca](mailto:publichearings@victoria.ca)  250.361.1234

**Action Item:** Improve information and use technology to facilitate greater understanding for applicants and the public.





# Social Media:



City of Victoria @CityOfVictoria · Feb 13

Last night Council approved rezoning for 1515 Douglas & 750 Pandora.

[victoria.civicweb.net/Documents/Docu ...](http://victoria.civicweb.net/Documents/Docu...)



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[View more photos and videos](#)

**Action Item:** Improve information and use technology to facilitate greater understanding for applicants and the public.

# Target Turnaround Times:

Building, Electrical and Plumbing Permits:		
Permit Type	Target	Target Met (%)
Permits for: <ul style="list-style-type: none"> <li>• Simple demolitions</li> <li>• Interior strip-outs</li> <li>• Blasting</li> <li>• Emergency repairs</li> <li>• Plumbing</li> <li>• Electrical</li> </ul>	1 - 2 business days	<b>54%</b>
Commercial tenant interior improvements	5 - 7 business days	<b>70%</b>
New buildings, including commercial buildings	15 - 20 business days	<b>78%</b> (prior to Dec 19, 2014)  <b>25%</b> (after Dec 19, 2014 code changes)
Other building permits	10 - 20 business days	<b>98%</b>

# Target Turnaround Times:

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Planning Applications:		
Application Type	Target	Target Met (%)
Development Permits	3 – 4 months	43%
Heritage Alteration Permits	3 – 4 months	43%
Rezoning Applications	6 – 8 months	41%

\*Development permits and heritage alteration permits associated with concurrent rezoning applications were not included in the 3 – 4 month target categories.



# Development Tracker

**CITY OF VICTORIA**

Home | What's New | Events | Blog | Contact Us | Select Language | SEARCH

Community | Business | City Hall | Departments | I Want To...

Home Departments Sustainable Planning & Co... Development Tracker Text size Share page

## Development Tracker

Welcome to the new Development Tracker, a tool to help keep you informed on developments happening in your neighbourhood and community.

To get started, click the icon below. You will be directed to a start menu, where you can choose to sort by neighbourhood, or view all current rezoning applications. All applications will have a list of completed and upcoming milestones, as well as plans and other documents to give you more information on what each project is all about.

**Launch the Development Tracker**

Get up-to-date information on developments happening in your neighbourhood and community.

**Launch the App**

At this time, only rezoning applications are currently available through this tool, but we will be making development permits, development variance permits, and other applications types in the coming months.

### Departments

- Mayor & Council
- Engineering & Public Works
- Human Resources
- Parks, Recreation & Culture
- Sustainable Planning & Community Development
- Getting Started
- Development Services
- Community Planning Division
- Permits & Inspections
- Current Projects
- Documents & Publications
- FAQs
- Emergency Management
- Finance
- Legislative & Regulatory Services

### Related Links

- Board of Variance
- Heritage Advisory Panel
- Advisory Design Panel
- Zoning Information
- VicMap

### Contact Info

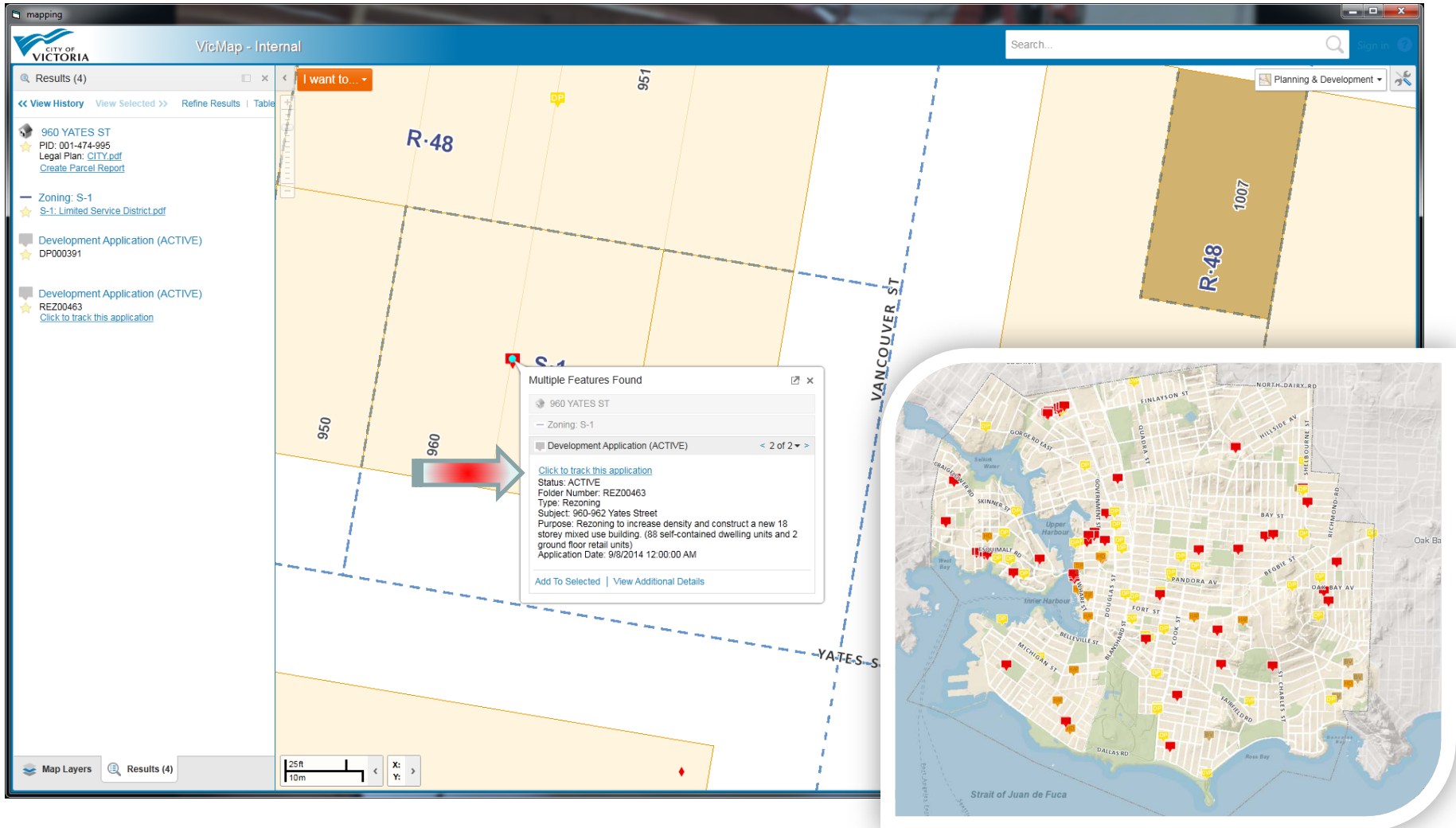
**Permits and Inspections**  
Email [Permits](#)  
250.381.0342

**Circulating Permits**  
250.381.0344

**Development Services**  
250.381.0382  
Email [Development Services](#)

**Community Planning**  
250.381.0382  
Email [Community Planning](#)

# VicMap Connection



# Main Page

The screenshot displays the City of Victoria Development Tracker web application. The browser address bar shows the URL <https://tender.victoria.ca/tempestprod/ourcity/prospero/search.aspx>. The page title is "Development Tracker". The main content area lists several rezoning applications, each with a header bar containing the address, application type, and application number. Below each header bar, the application date and a brief description of the rezoning purpose are provided. A "Details" link is available for each application.

Address	Application Type	Application Number
2822 CEDAR HILL RD 2826 CEDAR HILL RD	Rezoning Application	REZ00467
913 BURDETT AVE 923 BURDETT AVE 929 BURDETT AVE 914 MCCLURE ST 924 MCCLURE ST	Rezoning Application	REZ00466
1609 FORT ST	Rezoning Application	REZ00465
960 YATES ST 962 YATES ST	Rezoning Application	REZ00463
816 GOVERNMENT ST 811 WHARF ST 813 WHARF ST	Rezoning Application	REZ00461
149 MONTREAL ST	Rezoning Application	REZ00458
1049 RICHMOND AVE	Rezoning Application	REZ00451
2232 BELMONT AVE	Rezoning Application	REZ00424

Navigation controls at the bottom of the list include a "Details" link and a pagination bar showing "1 2".

# Details Page

## 960 YATES ST

### Application Contact:

PETER DE HOOG  
Telephone: 250-658-3367  
Email: [pdh@dhk.ca](mailto:pdh@dhk.ca)

### Project Type:

Rezoning Application

### Folder Number:

REZ00463

### Application Date:

Sep 08, 2014

### Addresses:

960 YATES ST

### City Contact:

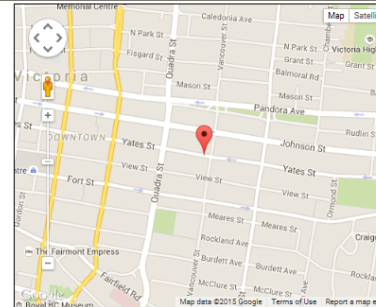
CHARLOTTE WAIN  
Email: [cwain@victoria.ca](mailto:cwain@victoria.ca)  
Telephone: 250-361-0340

### Purpose:

Rezoning to increase density and construct a new 18 storey mixed use building. (88 self-contained dwelling units and 2 ground floor retail units)

### Links:

[Zoning Regulation Bylaw](#)



## Documents

Plans - Revisions (Mar 27 2015) REZ00463 (11x17).pdf  
Letter - To Council (March 26 2015).pdf  
Minute - Council (February 26 2015).pdf  
Minute - Planning and Land Use Committee (February 19 2015).pdf  
Report - Planning and Land Use (February 19 2015).pdf  
Plans - Revisions (December 3 2014) REZ00390 (11x17).pdf  
Study - Transportation - Boulevard (December 3 2014).pdf  
Letter - From Community Land Use Committee (October 15 2014).pdf  
Plans - Submission (Sep 8 2014) REZ00463 (11x17).pdf

## Scheduled Council Meetings (Legend)

★ Council Meeting - Public Hearing	SCHEDULED	Meeting Date: May 14, 2015
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## Task Progress (Legend)

Application Received	Start Date: Sep 08, 2014	Completed Date: Sep 08, 2014
Application Review by City	Start Date: Sep 10, 2014	Completed Date: Oct 06, 2014
City Provides Comments to Applicant	Start Date: Oct 06, 2014	Completed Date: Oct 06, 2014
With applicant	Start Date: Oct 06, 2014	Completed Date: Dec 03, 2014
Staff Review of Revised Plans	Start Date: Dec 03, 2014	Completed Date: Feb 05, 2015
★ Planning & Land Use Committee Meeting (PLUC)	Start Date: Feb 19, 2015	Completed Date: Feb 19, 2015
★ Advisory Design Panel Meeting	Start Date: Feb 25, 2015	Completed Date: Feb 25, 2015
★ Council Meeting - Ratify (PLUC)	Start Date: Feb 26, 2015	Completed Date: Feb 26, 2015
With applicant	Start Date: Feb 25, 2015	Completed Date: Mar 26, 2015
Bylaw and Notice Preparation	Start Date: Feb 26, 2015	Completed Date: Apr 14, 2015
Staff Review of Revised Plans	Start Date: Mar 27, 2015	Completed Date: Apr 30, 2015
★ Council Meeting - Set Hearing Date	Start Date: Apr 30, 2015	Completed Date: Apr 30, 2015
★ Council Meeting - Public Hearing	SCHEDULED	Meeting Date: May 14, 2015
★ Council Meeting - Bylaw Introduction		

## Disclaimer

80%



# Details & Map

**960 YATES ST**

**Application Contact:** PETER DE HOOG  
Telephone: 250-658-3367  
Email: [pdh@dhk.ca](mailto:pdh@dhk.ca)

**Project Type:** Rezoning Application

**Folder Number:** REZ00463

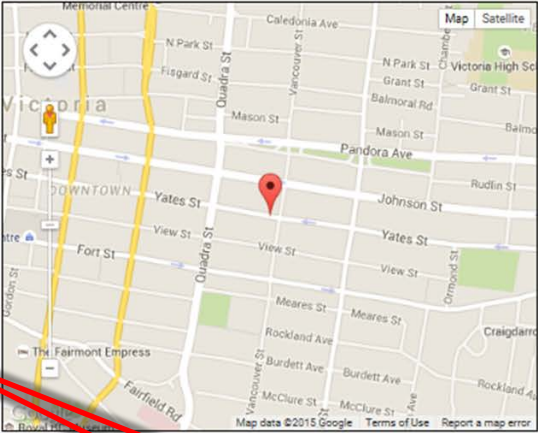
**Application Date:** Sep 08, 2014

**Addresses:** 960 YATES ST  
962 YATES ST

**City Contact:** CHARLOTTE WAIN  
Email: [cwain@victoria.ca](mailto:cwain@victoria.ca)  
Telephone: 250-361-0340

**Purpose:** Rezoning to increase density and construct a new 18 storey mixed use building. (88 self-contained dwelling units and 2 ground floor retail units)

**Links:** [Zoning Regulation Bylaw](#)



- Application Contact
- Project Type
- Application Date
- City Contact
- Purpose (Project description)
- Links
- Map

**960 YATES ST**

**Application Contact:** PETER DE HOOG  
Telephone: 250-658-3367  
Email: [pdh@dhk.ca](mailto:pdh@dhk.ca)

**Project Type:** Rezoning Application

**Folder Number:** REZ00463


**Application Date:** Sep 08, 2014

**Addresses:** 960 YATES ST  
962 YATES ST

**City Contact:** CHARLOTTE WAIN  
Email: [cwain@victoria.ca](mailto:cwain@victoria.ca)  
Telephone: 250-361-0340

**Purpose:** Rezoning to increase density and construct a new 18 storey mixed use building. (88 self-contained dwelling units and 2 ground floor retail units)

**Links:** [Zoning Regulation Bylaw](#)



Item	Item Description	Item Date	Item Status
1	Application Received	2014-09-08	Completed
2	Application Approved	2014-09-08	Completed
3	City Council Meeting	2014-09-08	Completed
4	City Council Meeting	2014-09-08	Completed
5	City Council Meeting	2014-09-08	Completed
6	City Council Meeting	2014-09-08	Completed
7	City Council Meeting	2014-09-08	Completed
8	City Council Meeting	2014-09-08	Completed
9	City Council Meeting	2014-09-08	Completed
10	City Council Meeting	2014-09-08	Completed
11	City Council Meeting	2014-09-08	Completed
12	City Council Meeting	2014-09-08	Completed
13	City Council Meeting	2014-09-08	Completed
14	City Council Meeting	2014-09-08	Completed
15	City Council Meeting	2014-09-08	Completed
16	City Council Meeting	2014-09-08	Completed
17	City Council Meeting	2014-09-08	Completed
18	City Council Meeting	2014-09-08	Completed
19	City Council Meeting	2014-09-08	Completed
20	City Council Meeting	2014-09-08	Completed

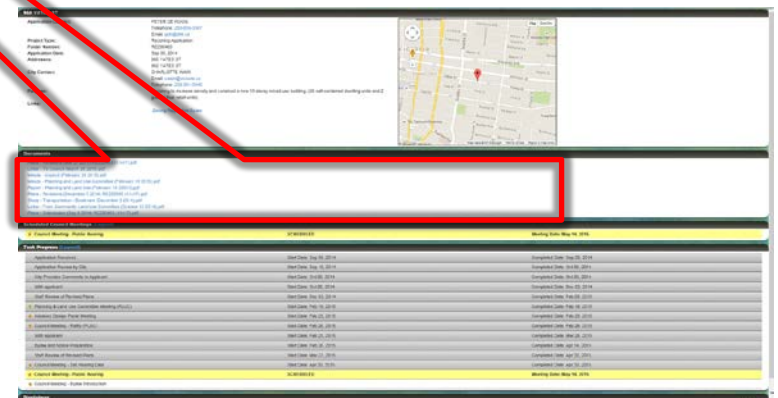


# Details - Documents

## Documents

Plans - Revisions (Mar 27 2015) REZ00463 (11x17).pdf  
Letter - To Council (March 26 2015).pdf  
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- Plans
- Revised plans
- Letters
- Reports
- Minutes
- Relevant documents



# Details - Tasks

Scheduled Council Meetings (Legend)		
★ Council Meeting - Public Hearing	SCHEDULED	Meeting Date: May 14, 2015
Task Progress (Legend)		
Application Received	Start Date: Sep 08, 2014	Completed Date: Sep 08, 2014
Application Review by City	Start Date: Sep 10, 2014	Completed Date: Oct 06, 2014
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★ Council Meeting - Set Hearing Date	Start Date: Apr 30, 2015	Completed Date: Apr 30, 2015
★ Council Meeting - Public Hearing	SCHEDULED	Meeting Date: May 14, 2015
★ Council Meeting - Bylaw Introduction		

The screenshot shows a web application interface. At the top, there's a map of a city street. Below the map, there's a section titled 'Task Progress' which contains a table with columns for task name, start date, and completion date. This table is highlighted with a red box. A red arrow points from the 'With applicant' task in the main table to the corresponding row in the highlighted table.

Task Name	Start Date	Completion Date
Application Received	Sep 08, 2014	Sep 08, 2014
Application Review by City	Sep 10, 2014	Oct 06, 2014
City Provides Comments to Applicant	Oct 06, 2014	Oct 06, 2014
With applicant	Oct 06, 2014	Dec 03, 2014
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★ Council Meeting - Set Hearing Date	Apr 30, 2015	Apr 30, 2015
★ Council Meeting - Public Hearing	SCHEDULED	May 14, 2015
★ Council Meeting - Bylaw Introduction		

# Details – Tasks

## Scheduled Council Meetings (Legend)

★ Council Meeting - Public Hearing

SCHEDULED

Meeting Date: May 14,

## Task Progress (Legend)

Application Received	Start Date: Sep 08, 2014	Completed Date: Sep 0
Application Review by City	City requires further information, revisions or documentation from the Applicant	Completed Date: Oct 06
City Provides Comments to Applicant	Start Date: Sep 08, 2014	Completed Date: Oct 06
With applicant	Start Date: Oct 06, 2014	Completed Date: Dec 0
Staff Review of Revised Plans	Start Date: Dec 03, 2014	Completed Date: Feb 0
★ Planning & Land Use Committee Meeting (PLUC)	Start Date: Feb 19, 2015	Completed Date: Feb 1
★ Advisory Design Panel Meeting	Start Date: Feb 25, 2015	Completed Date: Feb 2

With applicant	Start Date: Oct 06, 2014	Completed Date: Dec 03, 2014
Staff Review of Revised Plans	Start Date: Dec 03, 2014	Completed Date: Feb 05, 2015
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# Development Tracker – Next Steps

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- Use technology to facilitate and enable processing efficiencies
- Development Permit Applications 2015
- Subscription service
- Completed applications
- Live Today!

# Recommendations:

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## That Council:

1. Direct staff to host a second Development Summit in June 2015.
2. Direct staff to bring forward feedback and an action plan by August 2015.
3. Direct staff to report back quarterly on progress made towards reducing processing times for all types of development applications and building permits.