

13. APPENDICIES

13.1 GLOSSARY

Accessibility

The degree to which a product, service or environment is available to as many people as possible. The concept often focusses on barrier-free design – designs intended to assist those with a particular limitation (e.g. people with disabilities or special needs).

Affordable Housing

Housing where the rent or mortgage plus taxes is 30% or less of a household's gross annual income. Households that have no option but to pay more than this percentage of their gross income on shelter expenditures, in reasonable condition and of appropriate size, are households that are in need of affordable housing.

All Ages and Abilities (AAA)

A network of interconnected bicycle facilities that are both comfortable and attractive to all users, regardless of ability, and designed to be suitable for persons aged 8 to 80 years old. Typical 'AAA' facilities include bicycle boulevards, protected bicycle lanes and multi-use pathways.

Amenities

Items that add to the physical, aesthetic, and/or functional appeal of a particular site, neighbourhood or the community in general.

Active Commercial Use

Commercial units, typically located at grade or the first two storeys of a development, and include services that generate activity within the public realm (e.g. cafes, restaurants, retail shops, service shops, etc.) through opportunity for spill-over of uses and often combined with increased transparency of store fronts.

Biodiversity

All varieties of life and their processes, encompassing the full range of natural variability, including genetic diversity, species diversity, and ecosystem diversity.

Car Share or Car Co-op

A system where a fleet of cars is made available for use by members of the car share group in a wide variety of ways.

Climate Change

Any long-term significant change in the "average weather" that a given region experiences. Average weather may include average temperature, precipitation and wind patterns. It involves changes in the variability or average state of the atmosphere over durations ranging from decades to millions of years. These changes can be caused by dynamic process on Earth (ocean processes, volcanoes), external forces including variations in sunlight intensity, and more recently by human activities.

Community Amenity Contributions (CACs)

Community Amenity Contributions (CACs) are amenity contributions offered by developers and agreed to by local governments, often but not exclusively as part of a rezoning process initiated by the developer. CACs typically include the provision of amenities, affordable housing, or financial contributions towards amenities, or some combination of these.

Complete Streets

Roads designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete streets will look different based on the context and location, but may include wide sidewalks, protected bike lanes, designated transit lanes, comfortable and accessible transit stops, frequent and safe crossing opportunities, accessible pedestrian signals, landscaping, intermittent shelter, or narrower travel lanes. Complete streets promote a shift in the way road design is approached, both in terms of designing for the full variety of users, and in terms of ensuring safe and reliable integration with the larger transportation network.

Crime Prevention Through Environmental Design (CPTED)

A multi-disciplinary approach for reducing crime through urban and environmental design and the management and use of the built environment.

Daylighting

Restoring a watercourse that has been channelized and or contained within a pipe or manmade structure, to its natural state.

Density

As defined in the "*Local Government Act*" S. 872: "the density of use of the land, parcel or area, or the density of use of any buildings and other structures located on the land or parcel, or in the area".

Development Cost Charge

A levy applied to new development to offset the long-term cost of providing new or extended services to the community. For example, development cost charges are imposed under Saanich's Development Cost Charge Bylaw, 2019, No. 9553, as amended or replaced from time to time.

Development Permit Area

An area designated pursuant to the *Local Government Act* where approval of a development permit is required before a building permit can be issued or a subdivision is approved with specified exemptions. Development Permit Areas may be established to: protect the natural environment and bio-diversity; protect development from hazardous conditions; revitalize designated commercial areas; guide the form and character of commercial, industrial, and multi-unit development; and guide the form and character of intensive residential development or to protect farming.

Dwelling Unit

A self-contained set of habitable rooms with a separate entrance intended for year-round occupancy with complete living facilities for one or more persons, including provisions for living, sleeping, cooking, and sanitation.

Ecosystem

A complete system of living organisms interacting with the soil, land, water, and nutrients that make up their environment. An ecosystem is the home of living things, including humans. It can be any size, but it always functions as a whole unit. Ecosystems are commonly described according to the major type of vegetation, for example, an old-growth forest or a grassland ecosystem.

Floor Space Ratio (FSR)

The figure obtained when the total floor area of all floors in all buildings on a parcel is divided by the area of the parcel.

Green Building

A systems approach to a building's design and construction that uses techniques to minimize environmental impacts and reduce ongoing energy consumption while contributing to the health and productivity of its occupants.

Green Infrastructure

At a neighbourhood or site specific level, it is an approach to managing run-off and rainwater that imitates the natural hydrology (or movement of water) on-site by using existing site characteristics and engineered and landscaped features to promote infiltration and evapotranspiration.

Green Roof

A landscape on a roof which can be distinguished between two major types, namely intensive and extensive roofs. Intensive green roofs can be seen as a gardening and living space, going beyond functional utility by additionally providing aesthetical and social value. In contrast, extensive roofs are kept simple and seen solely as a functional unit for achieving cost savings. In general, this Plan seeks application of intensive green roofs as an extension of open spaces (private or public).

Greenhouse Gas (GHG)

Gases present in the atmosphere which reduce the Earth's loss of heat into space and therefore contribute to global temperatures through the greenhouse effect. Greenhouse gases are essential to maintaining the temperature of the Earth, however, an excess of greenhouse gases can raise the temperature of a planet to uninhabitable levels. Greenhouse gases include water vapour, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O) and ozone.

Greenway

Linear green space corridors that connect natural areas and communities, associated with watercourses, trails, and transportation routes which provide wildlife habitat and increase recreational opportunities.

Green and Blue Spaces

Natural and semi-natural areas, both land and water, that are of ecological, scenic, renewable resource, outdoor recreation, and/or greenbelt value. These areas are considered to have high ecological and/or social value as green/blue spaces. Green/blue areas also includes developed, partly developed, or undeveloped public and private land.

Ground-Oriented Unit

A unit in multi-storey building that has direct access, frontage and views to the street typically through a landscaped patio, terrace and/or garden.

Healthy Communities

The Healthy Communities movement originated in Toronto in 1984, at an international conference on healthy public policy and is now globally recognized. There is no one size fits all approach to creating a healthy community, and each region has different characteristics and each community has a unique history of supporting collective health and wellbeing. Social experiences show that there are four cornerstones for success: community engagement; multi-sectoral partnerships; local government commitment; and healthy public policy.

Heritage Resource

Buildings and sites of historic, architectural, archaeological, palaeontological, or scenic significance to the District that are identified in the Heritage Register as either listed in the registry or as designated by bylaw (as per the *Local Government Act* or *Heritage Conservation Act*).

Impervious Surface

Any human-made graded, hardened surface covered with materials comprised of asphalt, concrete, masonry or combinations thereof. An impervious surface is the opposite of a permeable surface, and is much less preferred.

Infill Development

New construction or renovations which make use of vacant or underutilized parcels and which may be substantially different from the present or previous use of the parcel.

Infrastructure

The hard services associated with development including roads, railways, storm drains, water and sewer, etcetera.

Invasive Species

Plants, animals, and micro-organisms that colonize and take over the habitats of native species. Most invasive species are also non-native to the area and can become dominant because the natural controls (e.g. predators and disease) that previously kept their populations in check in their native environment no longer occur.

Landscaping

Any combination of trees, bushes, shrubs, plants, flowers, lawns, vegetation landscaping, bark mulch, decorative stones, boulders, gravel, paving, planters, foundations, sculptures, fences and the like, professionally arranged and maintained to enhance and embellish the appearance of a property or, where appropriate, to effectively screen a portion of a site.

Liveability

A measure related to quality of life which considers various amenities, services, aesthetics, opportunities and other features that impact how people live in a given place.

Mitigation

Measures taken during the planning, design, construction, and operation of works and development to alleviate potential adverse effects on natural habitats.

Mixed-Use

Developments that combine residential, commercial, and other uses in the same building or development. Residences above shops and live-work residences are examples of mixed-use developments. Mixed-use developments enable people to live close to work and amenities.

Multi-Unit Residential Building

A complex containing three or more dwelling units on a lot and includes housing typologies such as houseplexes (duplex, triplex, fourplex, etc.) townhouses, rowhouses, apartments and condominiums, also referred to as Multi-Family Development.

Multi-Modal Design

An approach to design where multiple modes of movement are incorporated into private and public developments. Linked with pedestrian-oriented and transit-oriented design approaches, multi-modal design seeks to achieve the heightened health of communities through the merging of transit, bike and car sharing, taxi and pedestrians, and to a much lesser extent, vehicles, into one integrated and inclusive system.

Municipal Campus

The collection of District of Saanich municipal buildings located east of Vernon Avenue and north of the Lochside Regional Trail and includes Saanich Municipal Hall, Saanich Police Station, and Saanich Fire Station (Fire Hall #1).

Natural Environment

Natural and semi-natural areas, both land and water, that have ecological, scenic, renewable resource, outdoor recreation, and/or greenway value. The natural environment may be within developed or undeveloped areas, whether publicly or privately owned, and not necessarily an undisturbed area.

Official Community Plan (OCP)

As set out in section 471 of the *Local Government Act*, an official community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government. An official community plan must be adopted by bylaw. Saanich's official community plan, "Sustainable Saanich", of which this UD Plan is part, falls under Official Community Plan Bylaw, 2008, No. 8940, as amended or replaced from time to time.

Open Space

Lands that are free from buildings or structures, other than structures related to park use, and that are valued by the community for their aesthetic, recreational or ecological attributes. Lands may be in a natural state (e.g. nature parks, reserves or undevelopable lands such as flood plains, beaches and wetlands) or in a developed state (e.g. playing fields, boulevards, squares and plazas). Open spaces may be located in the public domain (e.g. municipal, regional or provincial parks, roads and pedestrian networks) or in the private domain (e.g. private plaza, internal courtyards and golf courses).

Parkland Dedication

As per the *Local Government Act*, a municipality may require a land owner to dedicate up to 5% of a parcel for park purposes for subdivision applications that propose three or more lots. A municipality can also consider cash-in-lieu for parkland dedication, where circumstances are appropriate.

Permeable Surface

A surfaced area that is porous or can be penetrated by liquid to collect precipitation and stormwater runoff (including pavers, blocks, special asphalt, etc.) thereby enabling any collection to slowly infiltrate into the soil below. A permeable surface is the opposite of an impervious surface, and is strongly encouraged.

Placemaking

An approach to the planning, design and management of public spaces that seeks to maximize the built environments function, highlighting a community's assets, inspirations and development potential, with the intention to create public spaces that promote the health, happiness, and well-being.

Publicly Accessible Open Space

An open space, often but not exclusively featuring a public amenity, to which the public is permitted access, whether it is publicly or privately owned.

Restoration

Measures taken to re-establish habitat features, functions, and conditions damaged or destroyed by human or natural activities.

Riparian Area

The moist nutrient rich lands adjacent to streams. Riparian areas are transitional zones between aquatic and terrestrial (or upland) ecosystems and often exhibit vegetation characteristics of both; they are not as dry as upland environments and not as wet as aquatic or wetland systems.

Sense of Place

The essential character and spirit of an area; a transition from space to place, providing special or unique features and fosters a sense of authentic human attachment and belonging when experienced.

Significant Street

A significant street is a street within the area of the UD Plan that is critical to the overall form and future function of the area. The principles of complete streets will be applied, and significant streets may also be subject to additional variances and unique enhancements that will set them apart from other streets in the area. Significant Streets include: Blanshard Street, Vernon Avenue, Ravine Way, Saanich Road, Boleskine Road/Harriet Road (south), Douglas Street, Oak Street and Audley Crossing (future lane).

Significant Tree

A significant tree is a tree designated as significant by bylaw, because it has one or more characteristics considered worthy of a high level of protection, such as that the tree is an outstanding specimen, a rare species, of historic significance, part of a significant row or grove, a landmark, or a wildlife habitat tree. There are more than 150 significant trees designated under Saanich's Tree Protection Bylaw, 2014, No. 9272, as amended or replaced from time to time.

Stewardship

Responsibility for the care and protection of resources so that they will be available to future generations.

Streetscape

The elements within and along the street right-of-way that define its appearance, identity, and functionality, including street furniture, public art, landscaping, trees, sidewalks and surface treatments.

Streetwall

The front wall of a building facing the street forms a streetwall. The street wall is an important urban design element that establishes human scale and contributes to the public realm. A street-wall also occurs where the sides of buildings physically touch each other and the building facades visually join together into one long wall defining a street space.

Sustainability or Sustainable Development

The concept of meeting the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability is based on the efficient and environmentally responsible use of natural, human, and economic resources, the creation of efficient infrastructures and the enhancement of residents' quality of life.

Traffic Calming

Aims to reduce vehicle speeds and/or traffic to improve safety for pedestrians and cyclists, enhance quality of life for residents by reducing noise and air pollution, and recognize that streets have many social and recreational functions that can be impaired by car traffic. Examples include speed humps, lane narrowing, street trees, boulevard landscaping, chicanes and on-street parking.

Transit Oriented Development (TOD)

The practice of designing communities and planning for growth in a manner that enables and encourages people to drive less and walk, cycle and use transit more. TOD requires higher-density, mixed-use, pedestrian-oriented development in close proximity to transit. It is further reinforced by a well-connected network of streets and paths, designed with user safety and comfort in mind.

Transitional Housing

Short term housing that provides support services to help residents at risk move toward a more stable housing situation. Transitional housing may be intended for people fleeing domestic violence, people struggling with addiction, substance abuse or other mental health issues.

Universal Design

(Also called Inclusive Design, Accessible Design or Accessibility) Refers to facility designs that accommodate the widest range of potential users, including people with mobility and visual impairments and other special needs. Although universal design addresses the needs of people with disabilities, it is a comprehensive concept that can benefit all users.

Urban Design

The practice of incorporating urban planning, landscape design, engineering and architecture into the design of urban places with distinct identities, while considering developmental, political, economic and social pressures.

Urban Forest

All treed landscapes including private yards, urban parks, conservation areas, boulevards and forests within the District of Saanich.

Urban Heat Island Effect

The amplification of high temperatures in urban areas, relative to natural or rural areas, due to a greater proportion of paved surfaces, fewer trees and less vegetation, which traps and intensifies heat. The effect is further intensified by heat generation within cities, including through the increased use of furnaces, air conditioners and vehicles.

Watercourse

A river, stream, creek, waterway, lagoon, lake, spring, swamp, marsh or other natural body of fresh water; or a canal, ditch, reservoir or other man-made surface feature in which water flows constantly, intermittently or at any time.

Watershed

An area of land where surface water from rain, melting snow, or ice converges and sheds to a single exit-point at a body of water.

Wayfinding

A form of spatial problem solving in an urban environment. Wayfinding assists in locating and learning about one's whereabouts, both geographically and historically and in terms of the current and desired location. The combination of several elements can create good wayfinding, including signage, information/historical boards, architectural clues, lighting, banners, public art and sightlines.

Zoning

A tool used to regulate the type, size and location of uses on a property. The District of Saanich Zoning Bylaw applies a zone to every property within the municipality, regulating permitted activities, building heights, density, setbacks, parking, and other requirements related to land use.