

A

Development Permit
Areas and Heritage
Conservation Areas

OVERVIEW

The areas covered by Development Permit Area (“DPA”) and Heritage Conservation Area (“HCA”) designations include sensitive areas of the city. Appendix A includes guidelines that provide oversight for change in DPAs & HCAs and identifies purposes of designation, special conditions, objectives and guidelines that are specific to designated areas.

1. General Application

This Appendix includes multiple DPA and HCA designations and areas, some of which overlap.

- (a) Development Permits and Heritage Alteration Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the following section and the specific exemptions identified in each DPA and HCA.
- (b) Where land is located in more than one Development Permit Area or Heritage Conservation Area, the following applies:
 - (i) the provisions of each of those designated areas shall apply, and
 - (ii) an exemption relating to one designated area only relieves the requirement for a permit under that designation, not under other designations applicable to the land;

- (c) Either or both a Development Permit and Heritage Alteration Permit may be required for the same property.
- (d) One or more Development Permits and Heritage Alteration Permits may be combined into one document or permit.

2. General Exemptions for Development Permit Areas and Heritage Conservation Areas (collectively, the “General Exemptions”)

- (a) Development Permit Areas: In accordance with Section 488(4) of the *Local Government Act*, a Development Permit is not required in any designated Development Permit Areas under any of the following conditions:
 - (i) The demolition stage of an existing building or other structure, or part thereof, provided that:
 - (1) a Development Permit has been obtained for the construction of a new building or other structure, or part thereof which may include conditions (including the provision of security) that the property be fully and suitably landscaped;
 - (2) where a Development Permit is exempted or not required for the construction of a new building or other structure, or part thereof, a Building Permit has been obtained for the construction of a new building or other structure, or part thereof, which may include conditions (including the provision of security) that the property be fully and suitably landscaped; or,

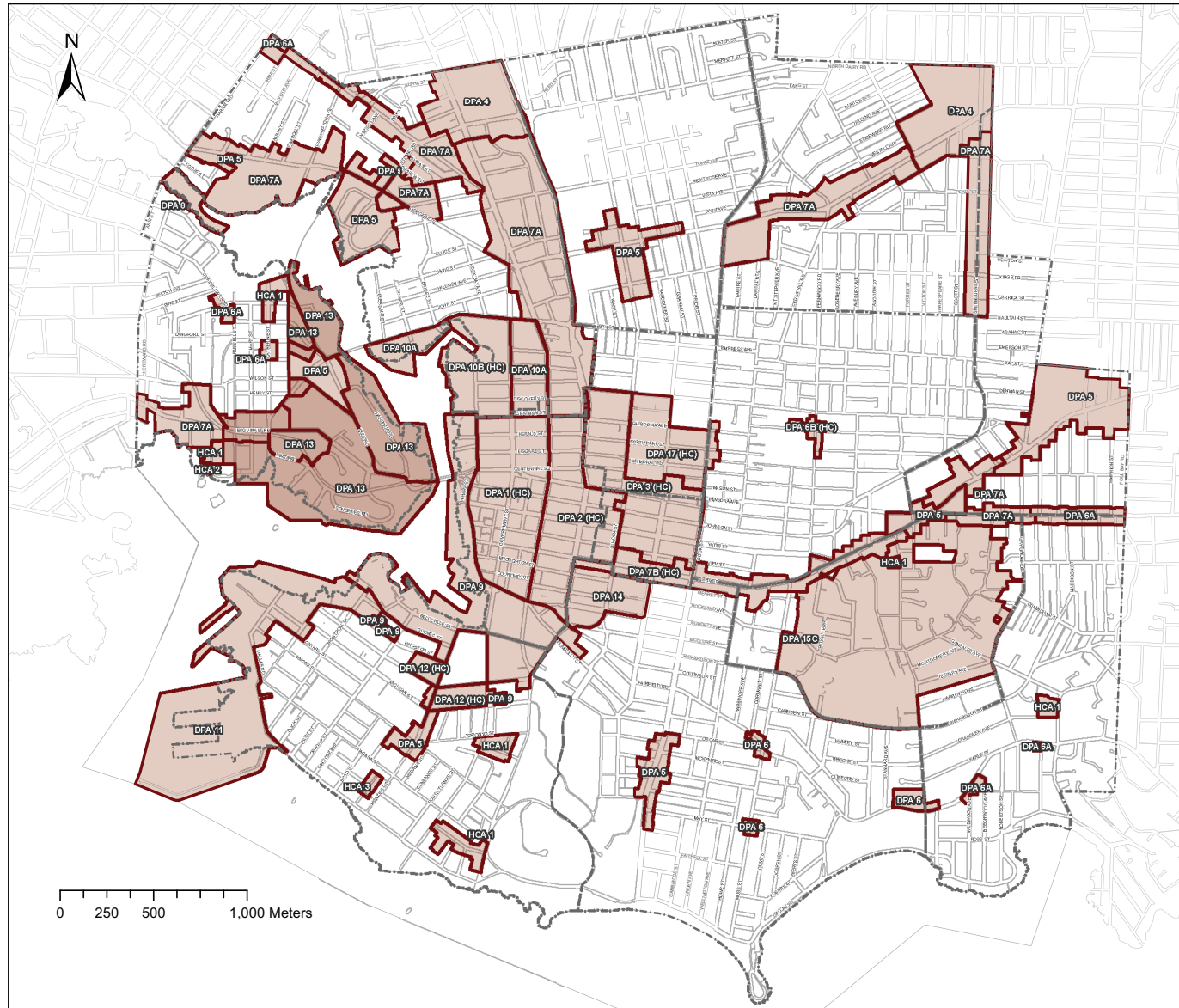
- (3) an agreement is secured that the property be fully and suitably landscaped and properly maintained, such that it provides continuity with surrounding development, and that the pedestrian experience and street presence of the property be maintained or enhanced, which agreement may require provision of security.
- (ii) Building envelope remediation, so long as there are no changes to appearance or design when the remediation is completed, and the only change to materials is in-kind replacements;
- (iii) In kind replacements of missing, worn or damaged exterior materials, so long as there are no changes to appearance or design when the replacements are completed; ,
- (iv) The construction or installation of a rain garden, bioswale, permeable paving, green roof, or cistern that is no more than 9000 litres in capacity, that has been approved by the City's Director of Engineering and Public Works under the rainwater management credit program, as established under the Sanitary and Storm Water Utilities Bylaw, provided that:
 - (1) the rain garden, bioswale, permeable paving, green roof or cistern is constructed in accordance with:
 - › the plans and specifications approved by the Director of Engineering and Public Works;
 - › all other terms and conditions of the approval given by the Director of Engineering and Public Works under the Sanitary and Storm Water Utilities Bylaw;
 - › all other applicable regulations under the Building Bylaw, the Plumbing Bylaw, the Sanitary and Storm Water Utilities Bylaw, and the Zoning Regulation Bylaw; and
 - (2) this exemption shall not apply where the rain garden, bioswale, permeable paving, green roof or cistern is to be constructed or installed concurrently with or as an integral part of the construction of a new building; and
- (v) The subdivision of land, provided that:
 - (1) it does not create or otherwise involve a panhandle lot; and
 - (2) it is not located in DPA 12(HC), Legislative Precinct or DPA 13, Core Songhees, subject to the exceptions provided in those DPAs;
- (vi) Altering land for small-scale commercial urban food production, provided the alteration is not done in association with another alteration of building or land which requires a Development Permit. For the purposes of this paragraph, small-scale commercial urban food production has the same meaning as the Zoning Regulation bylaw.
- (b) HCAs: In accordance with section 614(3)(a) of the *Local Government Act*, a heritage alteration permit is not required in any designated heritage conservation areas under any of the following conditions:
 - (i) Building envelope remediation, so long as there are no changes to appearance or design when the remediation is completed, and the only change to materials is in-kind replacements;
 - (ii) In kind replacements of missing, worn or damaged exterior materials, so long as there are no changes to appearance or design when the replacements are completed;
 - (iii) The construction or installation of a rain garden, bioswale, permeable paving or cistern that is no more than 9000 litres in capacity, that has been approved by the City's Director of Engineering and Public Works under the rainwater management credit program, as established under the Sanitary and Storm Water Utilities Bylaw, provided that:
 - (1) the rain garden, bioswale, permeable paving or cistern is constructed in accordance with:
 - › the plans and specifications approved by the Director of Engineering and Public Works;
 - › all other terms and conditions of the approval given by the Director of Engineering and Public Works under the Sanitary and Storm Water Utilities Bylaw;
 - › all other applicable regulations under the Building Bylaw, the Plumbing Bylaw, the Sanitary and Storm Water Utilities Bylaw, and the Zoning Regulation Bylaw; and
 - (2) this exemption shall not apply where the rain garden, bioswale, permeable paving or cistern is to be constructed or installed concurrently with or as an integral part of the construction of a new building; and
 - (iv) the subdivision of land, provided it does not create or otherwise involve a panhandle lot.

3. General Guidelines

These General Guidelines are in addition to guidelines identified in each DPA and HCA and are to be considered and applied for both Heritage Alteration Permits and Development Permits in all designated areas:

- (a) Regulations within City bylaws may be varied or supplemented to achieve development in a manner that best suits the guidelines of a particular designation, or that is not otherwise inconsistent with such guidelines.
- (b) Where development includes features related to amenities or publicly accessible areas, conditions may be included in a Development Permit to provide such in advance of other portions of development, provided such can be achieved safely.
- (c) Development should proceed expeditiously with minimal disruption to, and maximum integration with, adjacent land uses, buildings and other structures and therefore:
 - (i) The sequence and timing of construction may be further specified in conditions appropriate to the purpose of the designation area(s), the type of development, and the local area; and
 - (ii) Conditions may be included in a permit that the property be fully and suitably landscaped and properly maintained, and that the pedestrian experience and street presence of the property be maintained or enhanced including through the retention of existing frontages or creation of interim frontages, which conditions may be different before, during, and after construction.
- (d) Incomplete buildings and excavations are to be avoided and therefore conditions (including the provision of security) may be included in a Development Permit for interim landscaping, screening and other appropriate measures, including but not limited to safety, continuity with surrounding development, and maintenance or enhancement of the pedestrian experience.
- (e) All development should consider and be generally consistent with the Urban Place Guidelines (Figure 8) and the Walkable Urban Thoroughfare Guidelines (Figure 11) in this plan, in treatment of form and character and the public realm, respectively.

Map 34: Composite Map of Development Permit Areas and Heritage Conservation Areas



MAP 34

COMPOSITE MAP OF DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

- DPA 15B: Intensive Residential Panhandle Lot
- DPA 1 (HC): Core Historic
- 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 8: Victoria Arm Gorge Waterway
- DPA 9 (HC): Inner Harbour
- 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
- DPA 17 (HC): North Park Village Area
- HCA 1: Traditional Residential
- HCA 2: Robert Street Heritage Conservation Area
- DPA 15C: Intensive Residential Rockland
- HCA 3: Lewis Street Heritage Conservation Area

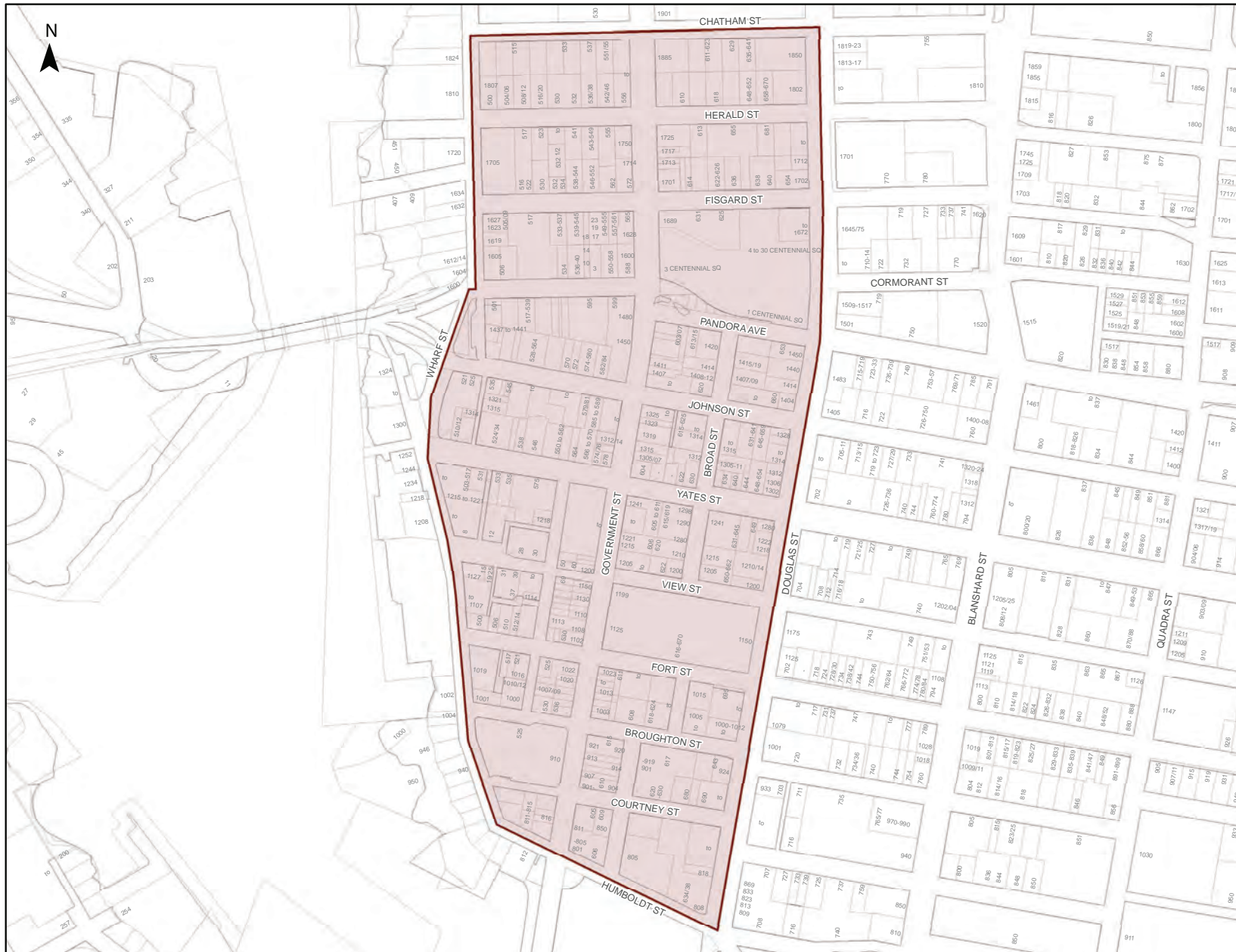
See Map 32A for the following Intensive Residential Development Permit Areas:
 DPA 15F: Intensive Residential - Attached Residential Development
 See Map 76 for DPA 16A: General Urban Design

The following designations apply to all areas within the City of Victoria and are not shown on this map:
 DPA 15A: Intensive Residential Small Lot
 DPA 15D: Intensive Residential Duplex
 DPA 15E: Intensive Residential Garden Suites
 DPA 16: General Form and Character

This composite map is provided for reference only. Please see the map and provisions for each designated DPA and HCA for legal information.

This composite map is provided for reference only. Please see the detailed maps for legal information.

Map 35 : DPA 1 (HC): Core Historic



DPA 1(HC): CORE HISTORIC

1. Pursuant to Section 488 (1) (d) and (f) and 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 33 is designated as Development Permit and Heritage Conservation Area DPA 1(HC), Core Historic, for the purpose of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 - (c) Heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 1(HC), Core Historic:
 - (i) A Heritage Alteration Permit is not required except for land, buildings or other structures, or portions thereof, which are:
 - (1) listed on the City of Victoria Heritage Register;
 - (2) subject to a Heritage Designation Bylaw; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for the following:
 - (1) actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single family dwellings and their accessory buildings and structures; or
 - (3) residential duplexes and their accessory buildings and structures.
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) The Core Historic area is a large commercial district adjacent to the Core Business area. While some improvements to buildings, structures and open spaces are complete in the Core Historic area, there remains potential for revitalization through heritage conservation, building additions, and infill. The area has some capacity for building additions and commercial and residential mixed-use infill with active commercial at the street level and some capacity for the residential conversion of upper storeys of heritage properties.
 - (b) The Core Historic area has heritage value for its continuous role as a commercial district that was first erected in the 1850s adjacent to Fort Victoria (located at Bastion Square) with wooden structures and was later expanded and rebuilt with masonry construction. The area’s form and character is typical of late 19th and early 20th commercial areas evident in its dense concentration of high quality examples of Victorian and Edwardian architecture, streetscapes, grid patterns and its skyline of varying heights from one to five storeys.
 - (c) Opportunities for infill and building additions in the Core Historic area require guidelines to achieve a high quality of architecture, landscape and urban design responsive to its historic setting through sensitive and innovative interventions.
4. The objectives of this designation include:
 - (a) To conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area.
 - (b) To revitalize an area of commercial use through infill, building additions and heritage conservation including exterior alterations and interior improvements that could alter the exterior of a building.
 - (c) To enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.

5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

- (a) Standards and Guidelines for the Conservation of Historic Places in Canada
- (b) Old Town Design Guidelines – New Buildings and Additions to Existing Buildings (2019)
- (c) Downtown Core Area Plan (2011), revised 2021 – with special attention to the following sections:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 2: Public External View Guidelines
 - (iii) Appendix 3: Sidewalk Width Guidelines
 - (iv) Appendix 4: Building Design Guidelines
- (d) Guidelines for Fences, Gates and Shutters (2010)
- (e) Victoria Harbour Plan (2001)
- (f) City of Victoria Heritage Program Sign & Awning Guidelines (1981)
- (g) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)

Map 36: DPA 2 (HC): Core Business



DPA 2 (HC): CORE BUSINESS

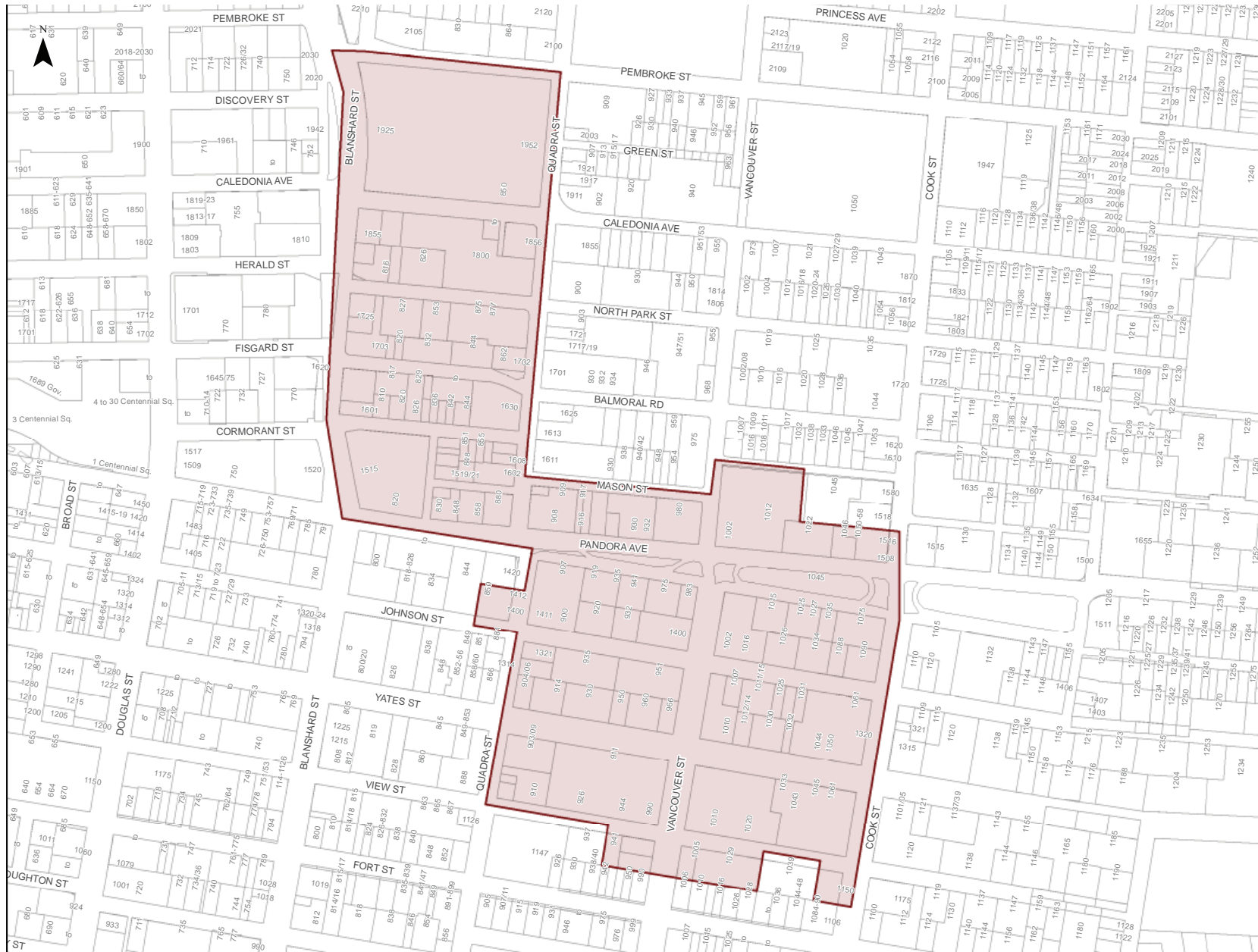
1. Pursuant to Section 488 (1) (d) and (f) and 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 34 is designated as Development Permit and Heritage Conservation Area DPA 2 (HC), Core Business, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 - (c) Heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 2 (HC), Core Business:
 - (i) A Heritage Alteration Permit is not required except for land, buildings or other structures, or portions thereof, which are:
 - (1) listed on the City of Victoria Heritage Register;
 - (2) subject to a Heritage Designation Bylaw; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for the following:
 - (1) actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single family dwellings and their accessory buildings and structures; or
 - (3) residential duplexes and their accessory buildings and structures.
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) The Core Business area is a major commercial and employment centre for Victoria and the surrounding region. While some improvements to buildings, structures and open spaces are complete, there remains potential for revitalization through redevelopment, infill, building additions and heritage conservation. The area has lands available for new commercial development. There is also some capacity for multi-family (multi-unit) residential mixed-use development.
 - (b) High density commercial development is identified in this plan for the Core Business area with a built form and character appropriate to a regional employment centre.
 - (c) The Core Business area has heritage value for its location at the eastern edge of Victoria’s first commercial district in the Core Historic area. The former has high quality examples of Victoria and Edwardian architecture and streetscapes and a skyline punctuated by visibly prominent features of heritage landmark buildings located on Pandora Avenue, Broughton Street and Humboldt Street. These include the City Hall clock tower, the spires of St. Andrew’s Presbyterian Church and St. Andrew’s Cathedral and the Empress Hotel roofline.
4. The objectives of this designation include:
 - (a) To revitalize a central business district through high-rise commercial buildings and low-to-medium rise residential mixed-use buildings, with greatest heights along Douglas Street, Blanshard Street and Yates Street, balanced with protection of the views from public vantage points of heritage landmark buildings on Pandora Avenue, Blanshard Street, Broughton Street and Humboldt Street as identified on Map 8 of this plan.
 - (b) To conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area.
 - (c) To enhance the area through a high quality of architecture, landscape and urban design that reflects the function of a central business district in scale, massing and character while responding to its historic context.
5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

 - (a) Downtown Core Area Plan (2011), revised 2021 – with special attention to the following sections:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 2: Public External View Guidelines
 - (iii) Appendix 3: Sidewalk Width Guidelines
 - (iv) Appendix 4: Building Design Guidelines
 - (b) Guidelines for Fences, Gates and Shutters (2010)
 - (c) Urban Design Guidelines, Fairfield Block, Parcels 1 and 2 (2001)
 - (d) Yates Street 700 Block Guidelines for Buildings, Canopies, Awnings and Signs (1984)

- (e) Standards and Guidelines for the Conservation of Historic Places in Canada
- (f) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (g) City of Victoria Heritage Program Sign & Awning Guidelines (1981)
- (h) Bay Site Design Guidelines (2006)

Map 37: DPA 3 (HC): Core Mixed-Use Residential



DPA 3 (HC): CORE MIXED-USE RESIDENTIAL

1. Pursuant to Section 488 (1) (d) and (f) and 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 35 is designated as Development Permit and Heritage Conservation Area DPA 3 (HC), Core Mixed-Use Residential, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 - (c) Heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 3 (HC), Core Mixed-Use Residential:
 - (i) A Heritage Alteration Permit is not required except for land, buildings or other structures, or portions thereof, which are:
 - (1) listed on the City of Victoria Heritage Register;
 - (2) subject to a Heritage Designation Bylaw; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for:
 - (1) actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single-family dwellings and their accessory buildings and structures; or,
 - (3) residential duplexes and their accessory buildings and structures.
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) The Core Residential area is a major residential district on the edge of a regional commercial and employment district. It has lands available for residential growth through intensified multi-unit residential and mixed use development. There is also some capacity for commercial development close to the Core Business area, along Blanshard Street, Pandora Avenue and Yates Street.
 - (b) Medium-to-high density multi-unit and commercial development are identified in this plan for the Core Residential area with built form and place character appropriate to an urban, high-density, setting.
 - (c) The Core Residential area has heritage value for its role as a church precinct. The form and character of the area has evolved in response to clustering of churches along and near Quadra Street, with the spires of which have been prominent features in the surrounding skyline since the late 19th and early 20th century.
4. The objectives of this designation include:
 - (a) To transform the function, form and character of the Core Residential area through mid-to-high-rise residential mixed use and commercial buildings, with greatest heights along Yates Street and Blanshard Street, balanced with protection of views from public vantage points of heritage landmark buildings primarily clustered along Quadra Street, as identified on Map 8 in this plan.
 - (b) To conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area.
 - (c) To enhance the area through a high quality of architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character, while responding to its context of a skyline with prominent heritage landmark buildings.

5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

- (a) Downtown Core Area Plan (2011), revised 2021 – with special attention to the following sections:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 2: Public External View Guidelines
 - (iii) Appendix 3: Sidewalk Width Guidelines
 - (iv) Appendix 4: Building Design Guidelines
- (b) Guidelines for Fences, Gates and Shutters (2010)
- (c) Standards and Guidelines for the Conservation of Historic Places in Canada
- (d) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (e) City of Victoria Heritage Program Sign & Awning Guidelines (1981)

Map 38: DPA 4: Town Centres



DPA 4: TOWN CENTRES

1. Pursuant to Section 488 (1) (d) and (f) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Maps 37 and 38 is designated as Development Permit Area DPA 4, Town Centres, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
2. Application and Exemptions:
 - (a) Development Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 4, Town Centres:

A Development Permit is not required for the following:

 - (i) residential single family dwellings and their accessory buildings and structures;
 - (ii) residential duplexes and their accessory buildings and structures; or
 - (iii) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, that does not exceed 9.2m².
3. The special conditions that justify this designation include:
 - (a) Mayfair Mall and Hillside Mall are presently regional shopping centres. Each mall and surrounding lands within this designation are envisioned to become Town Centres that would provide commercial, office, visitor accommodation and community services to support adjacent Traditional and Urban Residential areas, General Employment areas and the surrounding region. Multi-family (multi-unit) residential use is also envisioned to be integrated within each Town Centre. Both the Mayfair Mall and Hillside Mall sites are not yet realized as complete Town Centres, requiring revitalization.
 - (b) The Mayfair and Hillside Town Centres are also envisioned to be rapid and frequent transit service hubs, respectively. The Mayfair Mall and Hillside Mall sites are presently designed to serve automobile travel and are characterized by an abundance of surface parking lots, many which are sited adjacent to flanking streets. Revitalization of both areas is needed to enhance their function as transit-oriented hubs and to become more pedestrian and cyclist-friendly.
- (c) The Mayfair Mall and Hillside Mall sites and surrounding lands within this designation have capacity for development in the form of mid-rise building types that include multi-unit residential, commercial and mixed uses. Revitalization is needed to achieve built form and place character that defines streets and sidewalks with building facades, locates parking away from streets, and creates a unique sense of place in each Town Centre.
- (d) The Mayfair Mall and Hillside Mall sites are both located at different points along the northern border of the City, with Mayfair Mall in particular located between Douglas and Blanshard Streets which function as major entry points. Both locations offer opportunities as gateways into Victoria.
4. The objectives that justify this designation include:
 - (a) To revitalize the Mayfair Mall site, Hillside Mall site and adjacent lands within this designation as Town Centres.
 - (b) To accommodate 40% of Victoria’s anticipated population growth in the Town Centres and Large Urban Villages to encourage and support a mix of commercial and community services primarily serving the surrounding residential areas.
 - (c) To realize Douglas Street as a significant transportation corridor with rapid transit, designed as a “complete street” that serves all transportation modes – pedestrians, cyclists, public transit passengers and vehicles, commercial vehicles and automobiles, with adjacent development to support and advance this objective.
 - (d) To revitalize the Mayfair Mall and Hillside Mall sites and adjacent lands in this designation into rapid and frequent transit service hubs with urban design that supports this function, encourages pedestrian and cycling use and enhances the experience of pedestrians and cyclists.
 - (e) To achieve a unique character and sense of place in the design of each Town Centre through high quality architecture, landscape and urban design with the inclusion of new landmarks.
 - (f) To include special design features within the Mayfair and Hillside Town Centres to mark each as gateways into Victoria to enhance a sense of arrival and departure.

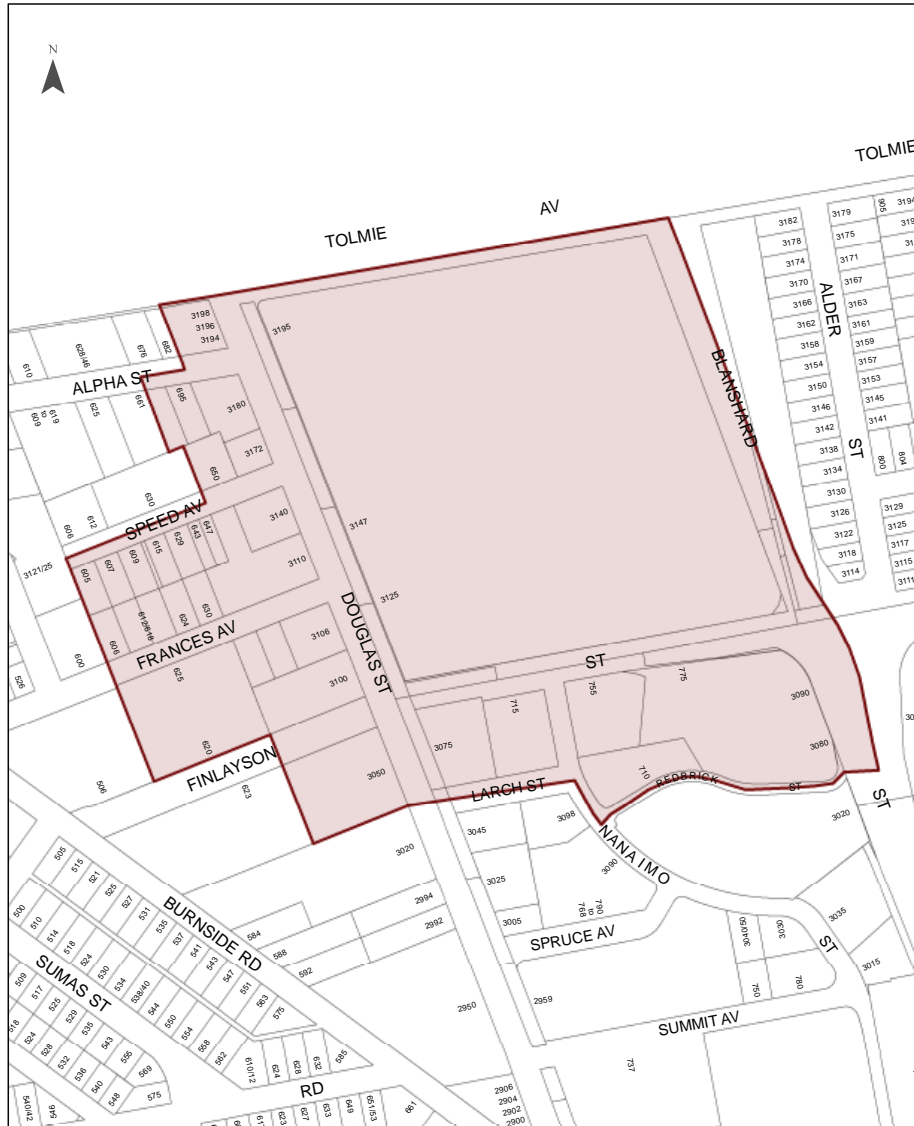
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

- (a) Guidelines for all Town Centres:
 - (i) Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
 - (ii) Guidelines for Fences, Gates and Shutters (2010).
 - (iii) Buildings are encouraged to have three to five storey facades that define the street wall with shop windows and building entrances that are oriented to face the street.
 - (iv) Off-street parking must be underground, at the rear of buildings or otherwise screened.

- (b) In addition to the above, the following guidelines apply to specific Town Centres:
 - (i) Hillside Town Centre:
 - (1) The following guidelines from the Oaklands Neighbourhood Plan:
 - (a) Break up expanses of surface parking by integrating landscaping.
 - (b) Provide coherent landscaping throughout the commercial properties along the south side of Hillside Avenue to soften the urban character and provide a sensitive transition from the Town Centre to the surrounding residential neighbourhood.
 - (ii) Mayfair Town Centre:
 - (1) Revitalization Guidelines for Corridors, Villages and Town Centres (2017).

Map 39: DPA 4: Town Centre – Mayfair



Map 40: DPA 4: Town Centre – Hillside



Map 41: DPA 5: Large Urban Villages



DPA 5: LARGE URBAN VILLAGES

1. Pursuant to Section 488 (1) (d) and (f) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Maps 40, 40A, 41, 42, 43, 44, 45, 46 and 47 is designated as Development Permit Area DPA 5, Large Urban Villages, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
2. Application and Exemptions:
 - (a) Development Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 5, Large Urban Villages:
 - (i) A Development Permit is not required for the following:
 - (1) residential single family dwellings and their accessory buildings and structures;
 - (2) residential duplexes and their accessory buildings and structures;
 - (3) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m²; or
 - (4) changes to existing landscaping, other than landscaping identified in a development permit for the property; or
 - (5) the construction, placement or alteration of a building within the General Employment Urban Place Designation in Jubilee Village.
3. The special conditions that justify this designation include:
 - (a) Large Urban Villages are nodes of commercial and community services that primarily support adjacent Traditional and Urban Residential areas, with some also serving nearby General Employment areas. The Large Urban Villages within this designation are at various stages of revitalization. Some have experienced redevelopment and improvements to property, while others have not yet become Large Urban Villages. All have remaining potential for revitalization and capacity for commercial, multi-family (multi-unit) residential and mixed-use development.
 - (b) Low to mid-rise building types that include commercial, multi-unit residential and mixed uses are identified in this plan for Large Urban Villages with built form and place character that defines streets and sidewalks with building facades and locates parking away from streets.
 - (c) Cook Street Village is a commercial node that serves nearby residents and attracts visitors from outside the neighbourhood given its close proximity to Beacon Hill Park and the Dallas Road waterfront. Cook Street is presently flanked by relatively low building forms with the potential for intensification of development. Mature trees with large canopies define and enclose the Cook Street corridor, contributing to a unique sense of place and character.
 - (d) Cecelia Village is a mixed commercial, light industrial and residential area proximate to the Galloping Goose regional trail and the Selkirk Waterfront. It includes unique opportunities for mingling future light industrial spaces with commercial and residential uses to define a unique place and a destination for the neighbourhood. Over time, this part of Jutland Road is envisioned to evolve into a high street supported by quality urban design and public spaces. Revitalization is needed to realize this vision.
 - (e) Gorge at Irma Village has been identified as a desired location for transformation from single detached homes into a mixed-use urban village serving the surrounding neighbourhood, adjacent to employment uses and at the convergence of existing and planned pedestrian routes.
 - (f) The James Bay Village is the centre of the James Bay neighbourhood and located at a five-point intersection of Menzies, Simcoe and Toronto Streets. It is a commercial node that includes mixed uses, community services and a park, containing a variety of building ages, types and forms. It lacks coherent design with respect to site planning and building placement. Some redevelopment has occurred on the east side of the Village along Menzies Street, however, the majority of the Village is characterized by low building forms and some surface parking lots oriented towards the streets with the potential for revitalization.
 - (g) Jubilee Village acts as the commercial centre of the Jubilee neighbourhood and is anchored by the Royal Jubilee Hospital campus and related commercial, retail and multi-unit residential development. The hospital is located adjacent to lower-density Traditional Residential

areas and is in the process of expanding hospital facilities and supporting commercial uses. As part of the Jubilee Village, East Fort Street is a commercial street that provides a significant entry into Victoria. Revitalization is needed to ensure sensitive transitions between the Royal Jubilee Hospital expansion including its associated commercial uses and flanking Traditional Residential areas. Portions of Fort Street that lie within this designation are also in need of beautification and human-scaled urban design.

- (h) Quadra Village is the commercial centre of the Hillside-Quadra neighbourhood. It is located at the intersection of Hillside Avenue and Quadra Street, both arterial streets designed to carry high volumes of traffic. Quadra Village contains a variety of building ages, types and forms including a large, central grocery store and a landmark cinema theatre that contributes to village character. Streetscape improvements have been introduced into the village to create a more human-scaled environment and quality pedestrian experience, however, further revitalization is needed.
- (i) The Selkirk waterfront was formerly a heavy industrial site in need of revitalization and has developed into a mixed-use village with a variety of housing types, commercial use, buildings that define a network of intimate streets, pedestrian pathways and open spaces, and public access along the waterfront. Revitalization of Selkirk has occurred and continues, but the vision for the area is not yet complete, with ongoing revitalization necessary to realize it as a complete neighbourhood village. Nearby industrial use along Garbally Road continues to operate and is included within this designation to improve compatibility with the adjacent mixed-use Selkirk waterfront area.
- (j) The Stadacona Village is a mixed use development that includes a food market, other commercial uses and multi-unit residential. It is located at the point at which different street patterns come together creating unusual lot configurations that offer opportunities for the provision of open space and distinctive urban design. The Stadacona Village is surrounded by green space at the intersection of Fort Street and Pandora Avenue and at Stadacona Park. It is within the Fernwood neighbourhood and borders other neighbourhoods with different characteristics affecting design. Revitalization is needed to permit intensification of development balanced with the open space character, to achieve a unique sense of place and coherent urban design.

- (k) The Westside Village is a commercial node serving the surrounding neighbourhood. It is located near the Galloping Goose Trail, Victoria West Park, adjacent to higher-density comprehensive developments and bisected by Bay Street, all which contribute to its vitality. It has not been fully realized as a complete village and is in need of revitalization, particularly along the north side of Bay Street which is currently under-utilized and envisioned for more intensive forms of residential development with ground level commercial use.

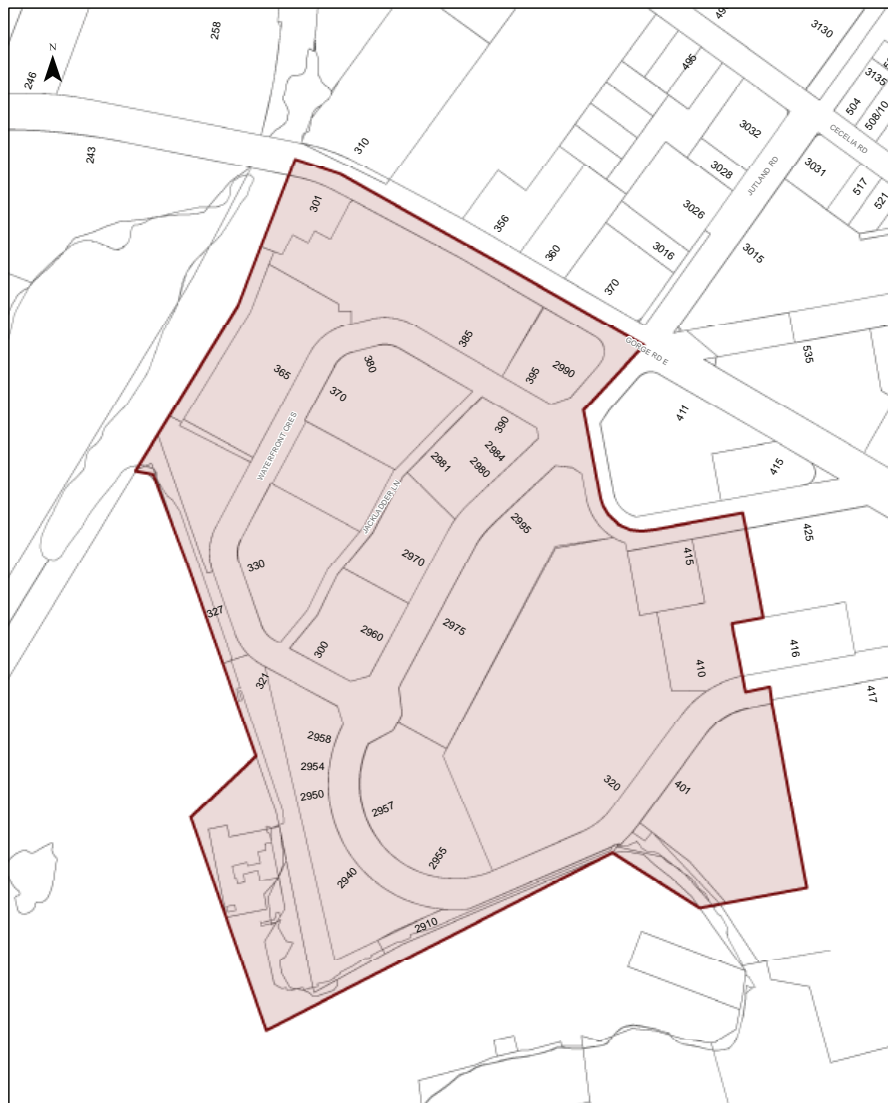
4. The objectives that justify this designation include:
 - (a) To accommodate 40% of Victoria's anticipated population growth in the Town Centres and Large Urban Villages to encourage and support a mix of commercial and community services primarily serving the surrounding residential areas.
 - (b) To revitalize areas of commercial use into complete Large Urban Villages through human-scale design of buildings, streets, squares and other public spaces to increase vibrancy and strengthen commercial viability.
 - (c) To achieve a high quality of architecture, landscape and urban design in all Large Urban Villages to enhance their appearance and identify villages as important neighbourhood centres.
 - (d) To achieve a unique character and sense of place in the design of each Large Urban Village, with consideration for potential new landmarks.
 - (e) To establish gateways along prominent corridors to signal and celebrate arrival into the City and neighbourhoods within Humber Green Village, Jubilee Village and Stadacona Village.
 - (f) To design all Large Urban Villages in a manner that encourages pedestrian and cycling use and enhances the experience of pedestrians and cyclists.
 - (g) To develop Humber Green Village into a transit-oriented Large Urban Village.
 - (h) To revitalize Jubilee Village through beautification of East Fort Street, urban design that integrates and improves the experience of pedestrians and cyclists throughout the village, and ensure sensitive transitions between the Royal Jubilee Hospital site, particularly its commercial uses with adjacent residential areas.
 - (i) To complete revitalization of Selkirk Village with new residential and commercial mixed-use development that is compatible with nearby industrial uses along Garbally Road.

5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

- (a) Guidelines for all Large Urban Villages:
 - (ii) Guidelines for Fences, Gates and Shutters (2010).
 - (iii) Where not specified by additional design guidelines, buildings are encouraged to have three to five storey facades that define the street wall with shop windows and building entrances that are oriented to face the street.
- (b) In addition to the above guidelines, the following guidelines apply to specific Large Urban Villages:
 - (i) Cecelia Village:
 - Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
 - Revitalization Guidelines for Corridors, Villages and Town Centres (2017).
 - (ii) Cook Street Village:
 - Cook Street Village Guidelines (2019).
 - Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012).
 - (iii) Gorge at Irma Village:
 - Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
 - Revitalization Guidelines for Corridors, Villages and Town Centres (2017).
 - (iv) Humber Green Village:
 - Burnside Neighbourhood Plan (1992).
 - Humber Green Guidelines (2010).
 - (v) Quadra Village:
 - General Urban Design Guidelines (2022).
 - (vi) Selkirk Village:
 - Selkirk Waterfront Urban Design Manual (1993).
 - (vii) Stadacona Village:
 - Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
 - (viii) Westside Village:
 - Policy Plan and Design Guidelines for the Songhees Area of Victoria West (2005).
 - Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
 - Revitalization Guidelines for Corridors, Villages and Town Centres (2017).
 - (ix) Jubilee Village:
 - Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
 - (x) James Bay Village:
 - Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.

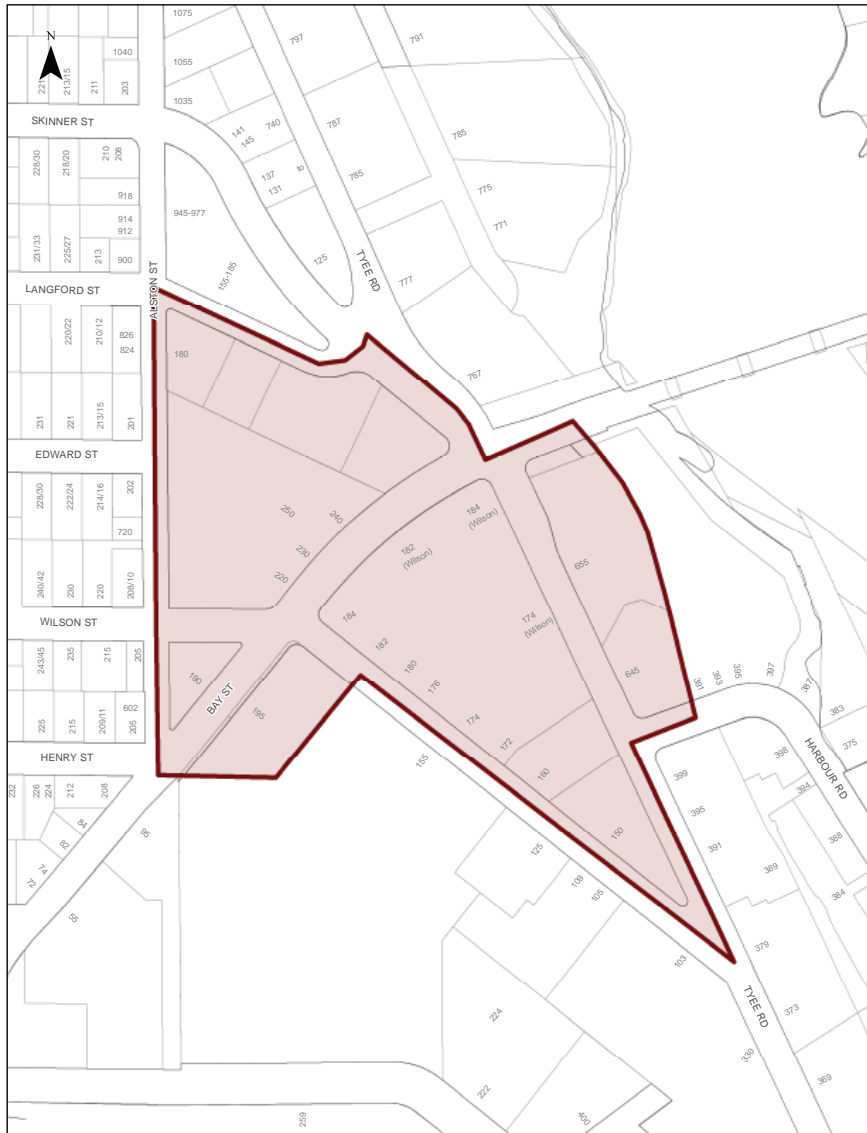
Map 42: DPA 5: Large Urban Villages – Selkirk



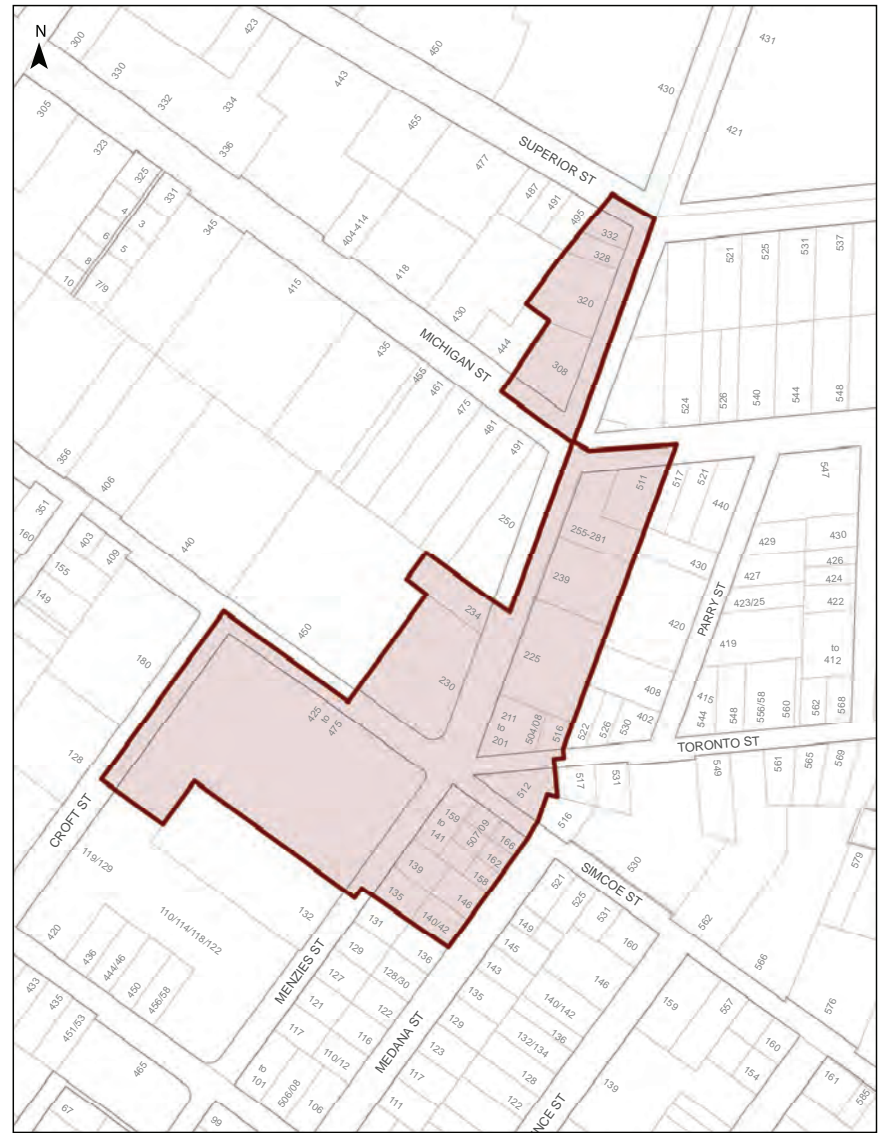
Map 42A: DPA 5: Large Urban Villages – Cecelia



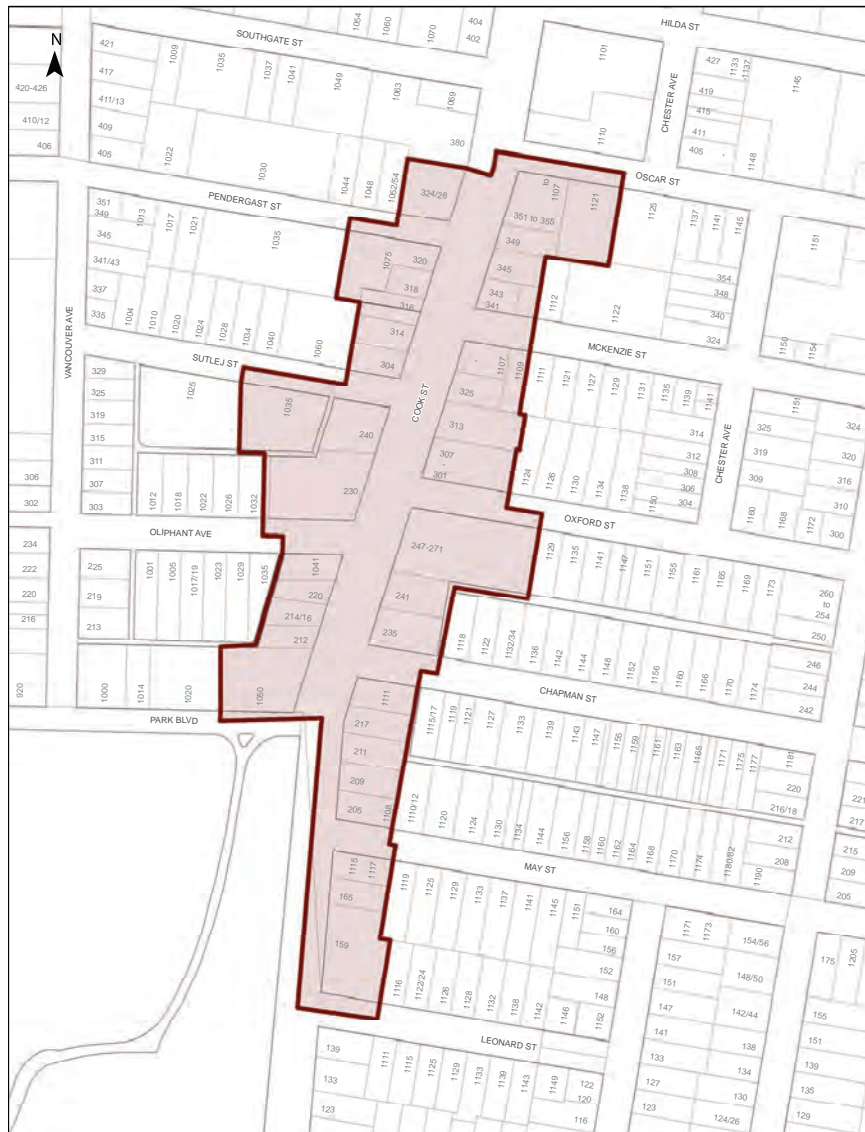
Map 43: DPA 5: Large Urban Villages – Westside Village



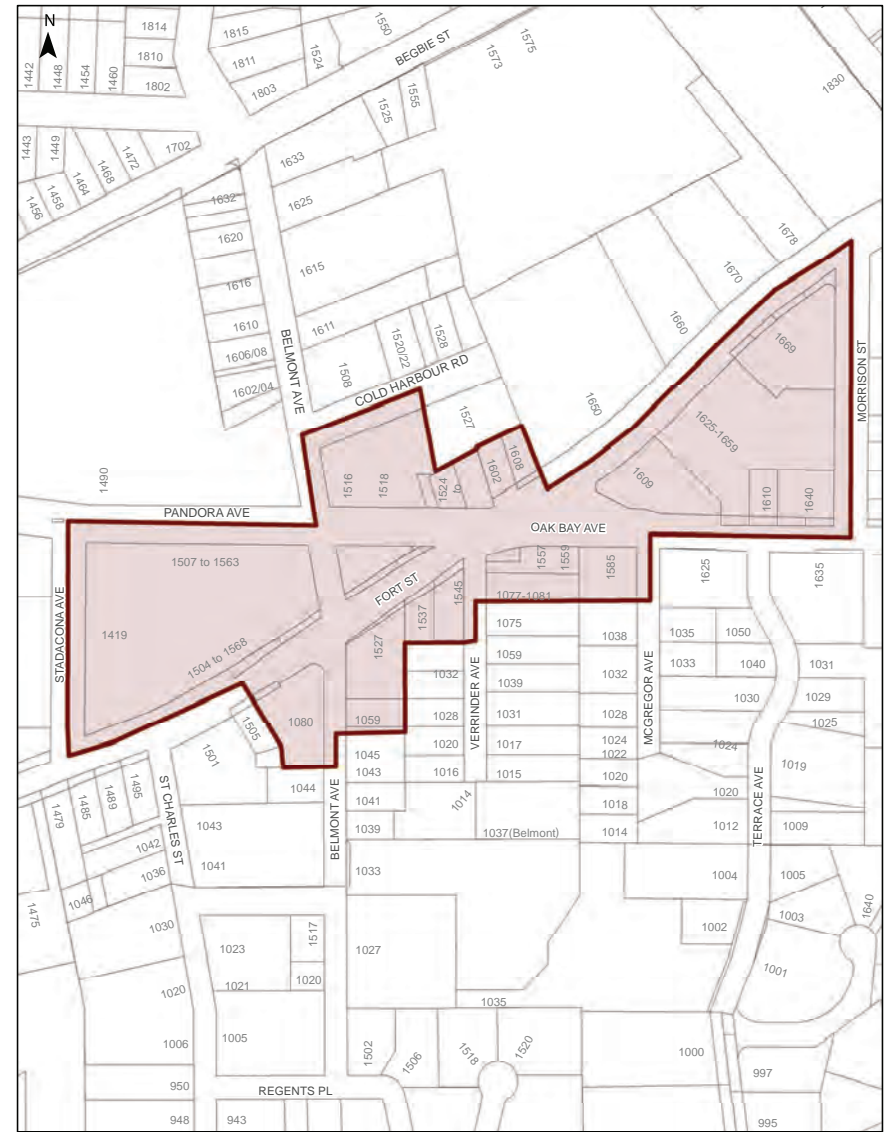
Map 44: DPA 5: Large Urban Villages – James Bay Village



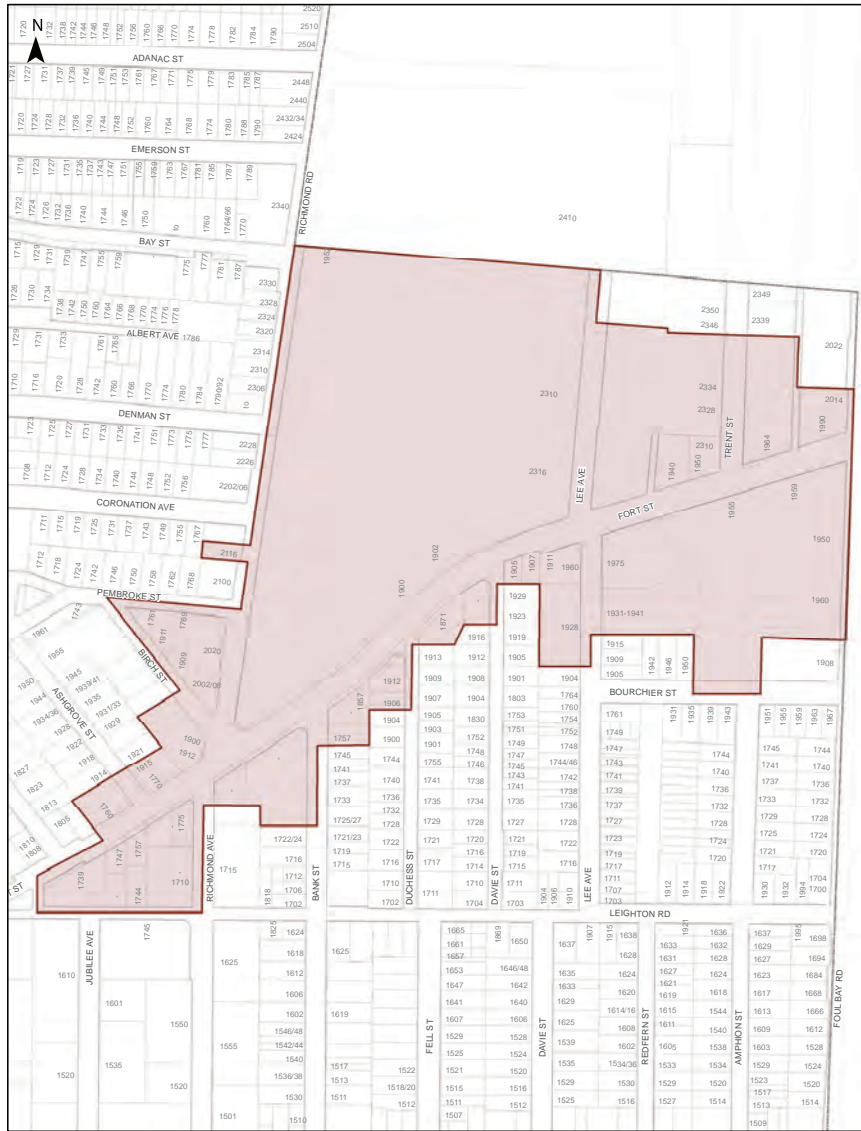
Map 45: DPA 5: Large Urban Villages – Cook Street Village



Map 46: DPA 5: Large Urban Villages – Stadacona Village



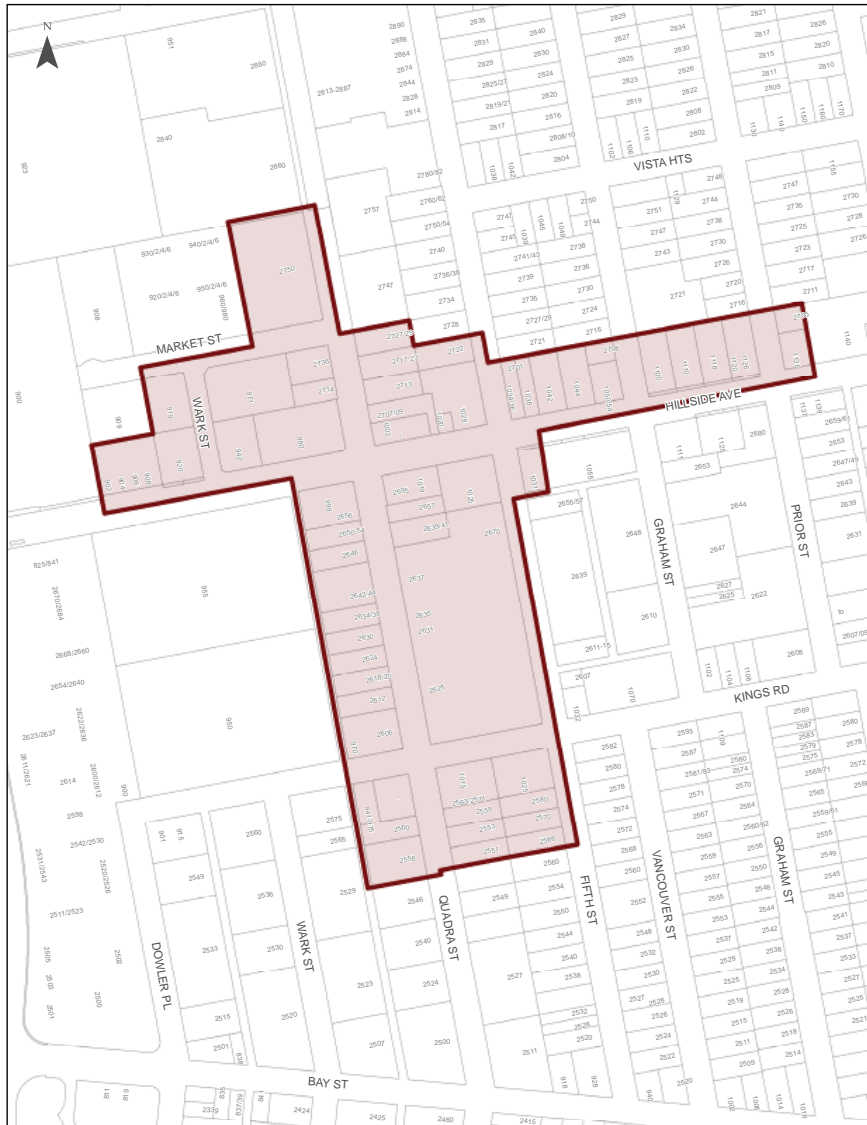
Map 47: DPA 5: Large Urban Villages – Jubilee Village



Map 48: DPA 5: Large Urban Villages – Gorge at Irma



Map 49: DPA 5: Large Urban Villages – Quadra Village



Map 50 : DPA 6A: Small Urban Villages



This composite map is provided for reference only.
Please see the detailed maps for legal information.

DPA 6A: SMALL URBAN VILLAGES

1. Pursuant to Section 488 (1) (d) and (f) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Maps 48A through 48D is designated as Development Permit Area 6A, Small Urban Villages, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
2. Application and Exemptions:
 - (a) Development Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 6A, Small Urban Villages:
 - (i) A Development Permit is not required for the following:
 - (1) residential single family dwellings and their accessory buildings and structures;
 - (2) residential duplexes and their accessory buildings and structures;
 - (3) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m²; or
 - (4) the changes to existing landscaping, other than landscaping identified in a development permit for the property.
3. The special conditions that justify this designation include:
 - (a) Small Urban Villages are nodes of commercial and community services that support adjacent Traditional and Urban Residential areas. While some improvements in these areas are complete, there remains potential for revitalization through infill and redevelopment of property. Small Urban Villages have some capacity for residential mixed-use development with active commercial at the street level, freestanding commercial buildings and multi-unit development.
 - (b) Low-rise commercial, multi-unit residential and mixed-use development are identified in this plan for Small Urban Villages with built form and place character appropriate to a node punctuating a surrounding residential area.
 - (c) Oak Bay Avenue Village is a linear commercial node serving surrounding residential areas and spans the Gonzales and South Jubilee neighbourhoods. Oak Bay Avenue provides an entry point

into the City from the adjacent District of Oak Bay. The village is distinguished from Large Urban Villages as it is compact with lower density Traditional Residential areas immediately adjacent.

4. The objectives that justify this designation include:
 - (a) To accommodate 10% of Victoria's anticipated population growth and associated housing growth in Small Urban Villages, and residential areas, to encourage and support future and existing commercial and community services.
 - (b) To revitalize areas of commercial use into complete Small Urban Villages through human-scale design of buildings, streets, squares and other public spaces to increase vibrancy and strengthen commercial viability.
 - (c) To achieve a high quality of architecture, landscape and urban design in all Small Urban Villages to enhance their appearance and to identify villages as neighbourhood nodes.
 - (d) To achieve a unique character and sense of place in the design of each Small Urban Village, with consideration for potential new landmarks.
 - (e) To ensure Small Urban Villages are compatible with adjacent residential neighbourhoods through human-scaled urban design, a sensitive transition in building massing, siting and form, and consideration for traffic calming measures.
 - (f) To achieve a more coherent design of Small Urban Villages which span more than one neighbourhood.
 - (g) To design Small Urban Villages in a manner that encourages pedestrian and cycling use and enhances the experience of pedestrians and cyclists.
 - (h) To establish a gateway within Oak Bay Avenue Village to signal and celebrate arrival into the City and neighbourhoods.

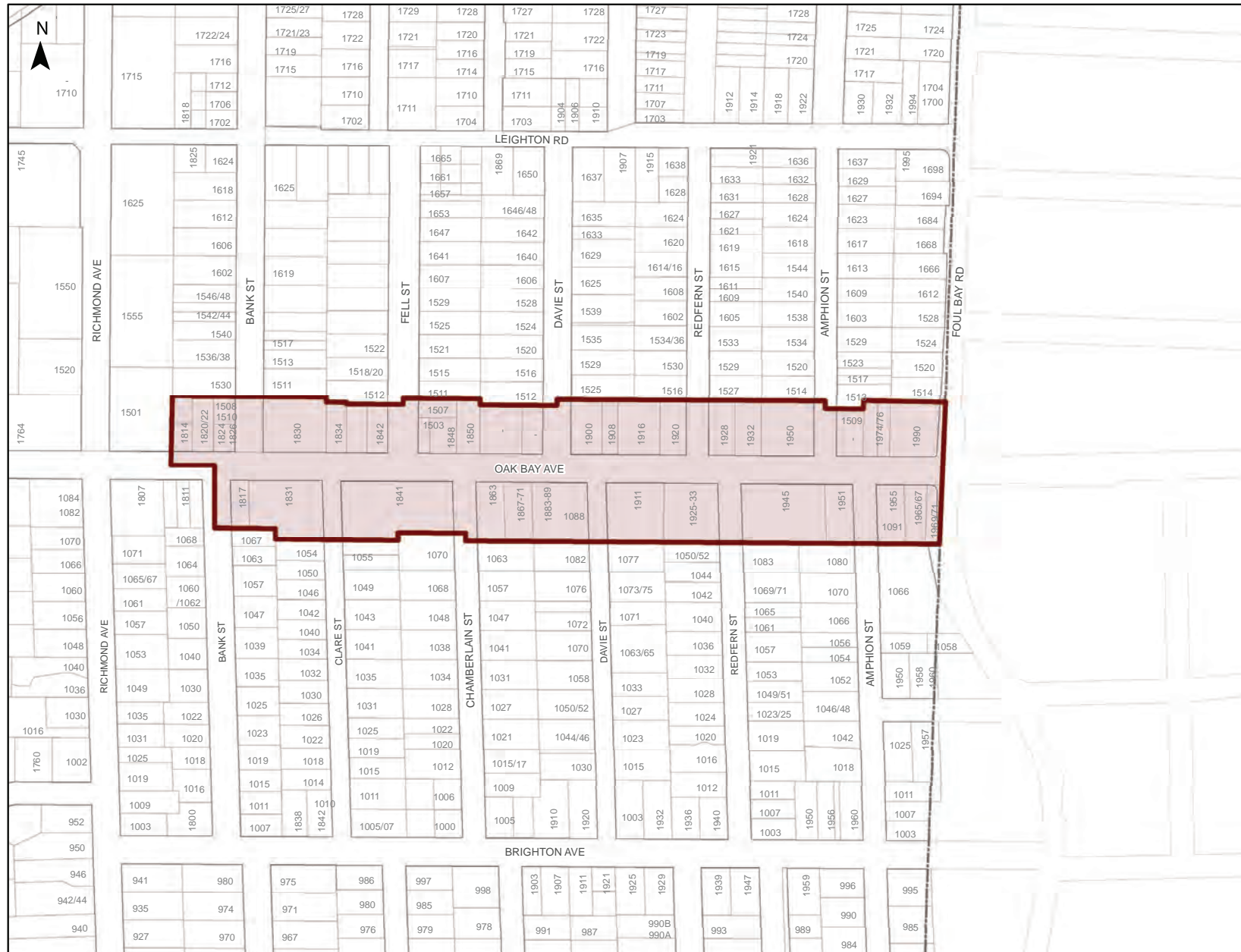
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

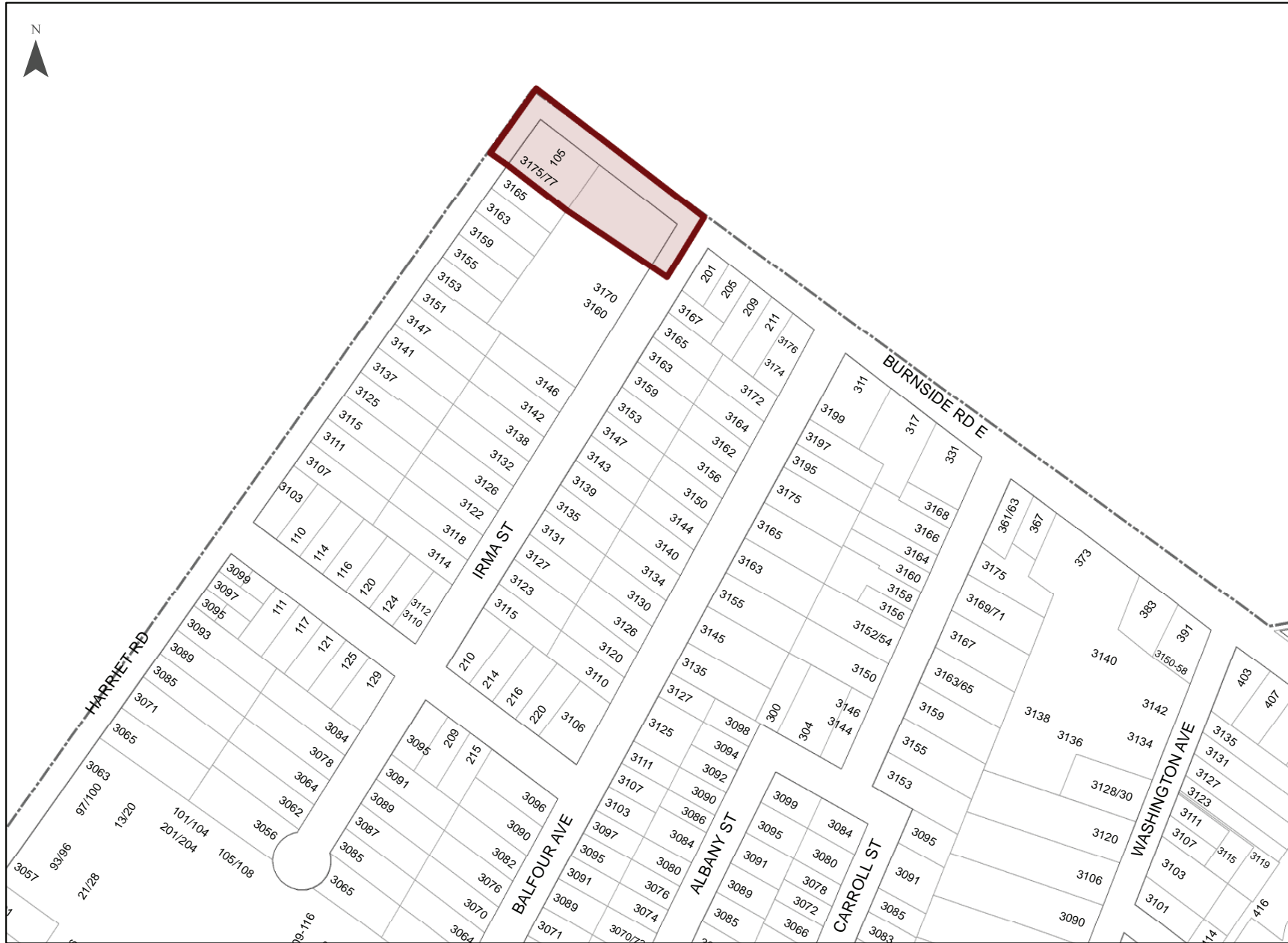
- (a) Guidelines for all Small Urban Villages:
 - (i) Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - (ii) Guidelines for Fences, Gates and Shutters (2010).
 - (iii) Buildings are encouraged to have shop windows and building entrances that are oriented towards the street.
- (b) In addition to the above guidelines, the following guidelines apply to specific Small Urban Villages:

- (i) to Oak Bay Avenue Village:
 - › Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
- (ii) to Burnside at Harriet Village:
 - › Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
 - › Revitalization Guidelines for Corridors, Villages and Town Centres (2017).
- (iii) to Craigflower Village:
 - › Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
 - › Revitalization Guidelines for Corridors, Villages and Town Centres (2017).
- (iv) to Catherine at Edward Village:
 - › Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
 - › Revitalization Guidelines for Corridors, Villages and Town Centres (2017).
- (v) to Five Points Village:
 - › Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012).
 - › Revitalization Guidelines for Corridors, Villages and Town Centres (2017).
- (vi) to Moss Street Village:
 - › Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012).
 - › Revitalization Guidelines for Corridors, Villages and Town Centres (2017).
- (vii) to Fairfield Plaza Village:
 - › Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012).
 - › Revitalization Guidelines for Corridors, Villages and Town Centres (2017).

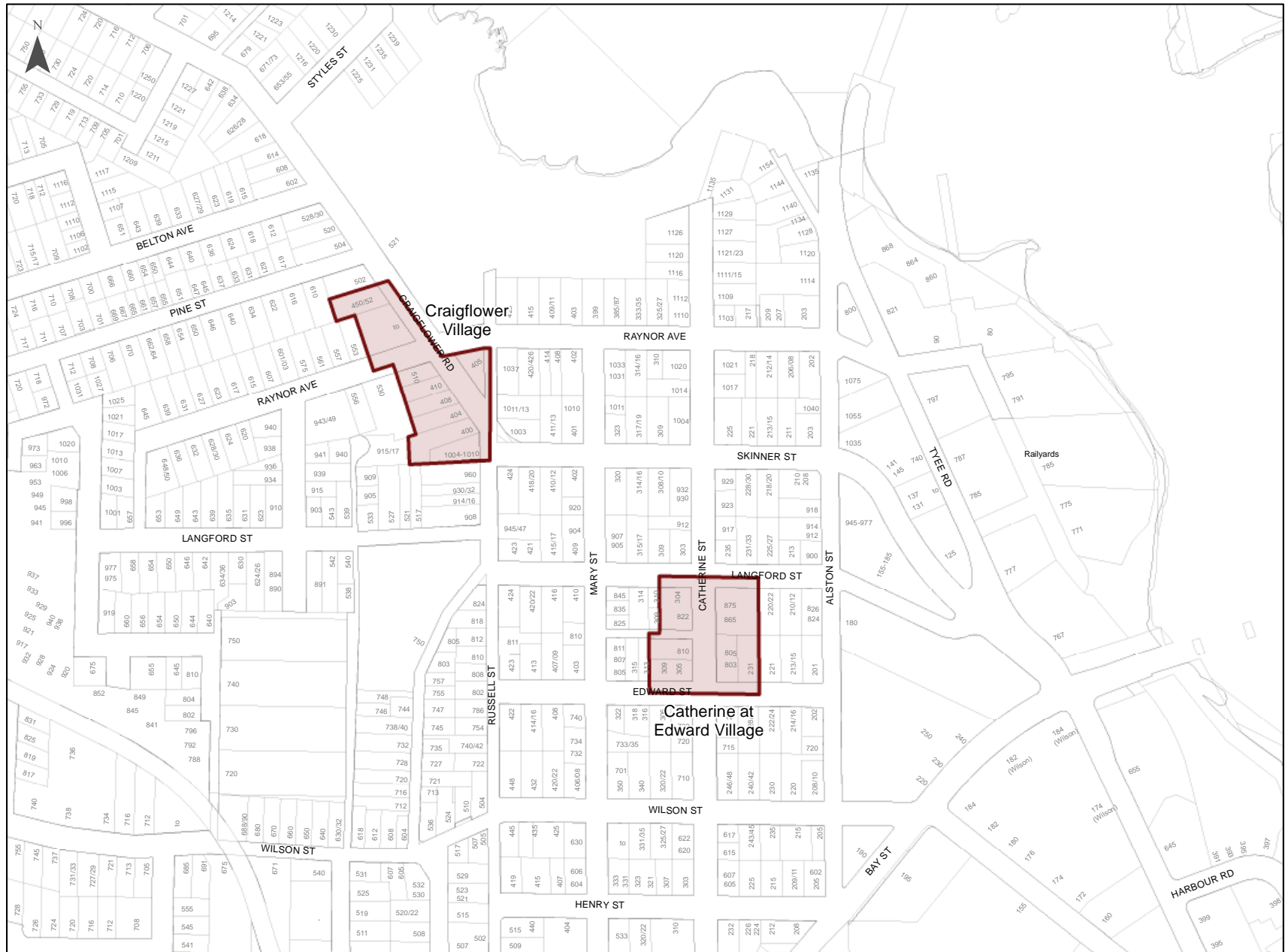
Map 50A: DPA 6A: Small Urban Villages - Oak Bay Avenue Village



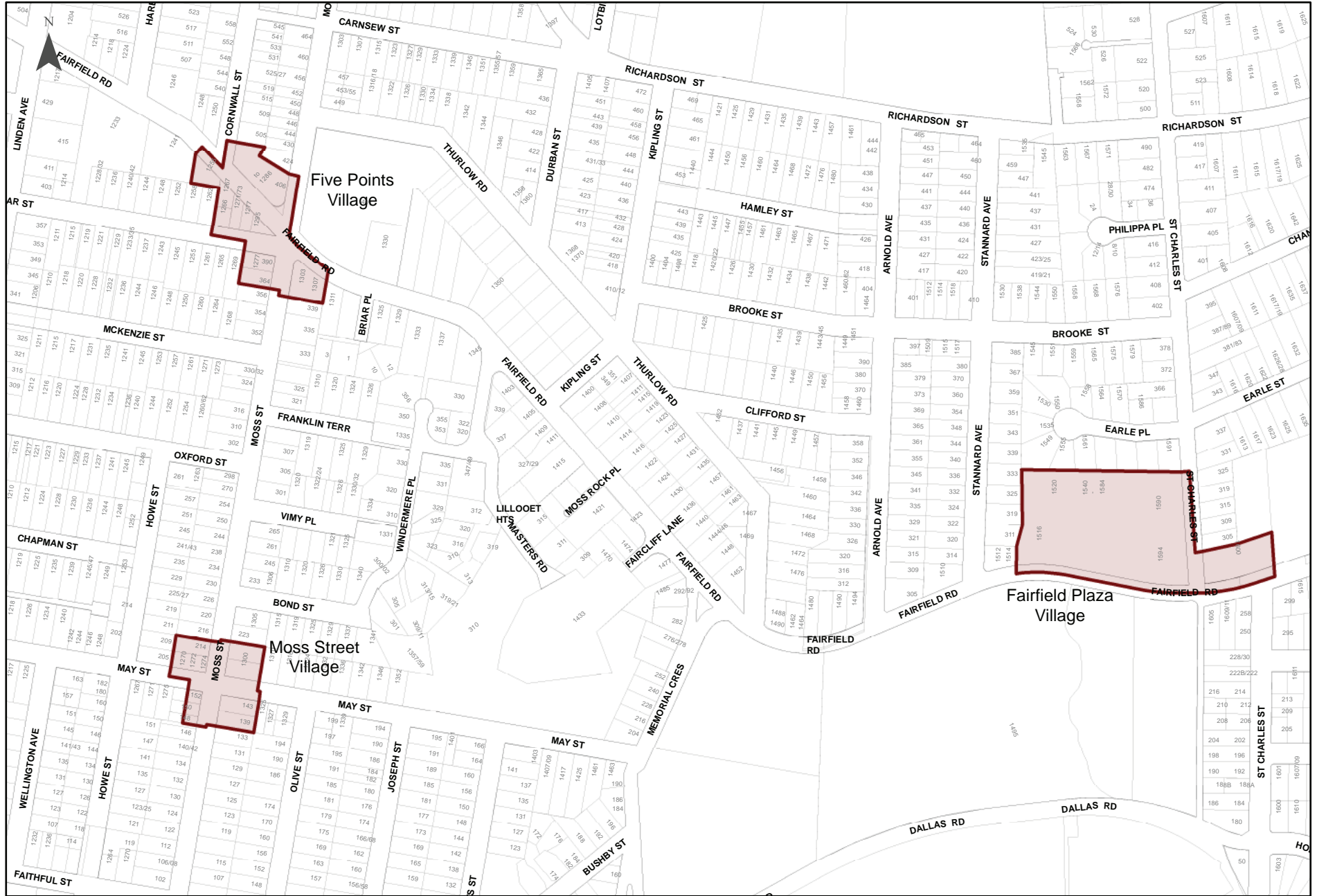
Map 50B: DPA 6A: Small Urban Villages - Burnside at Harriet



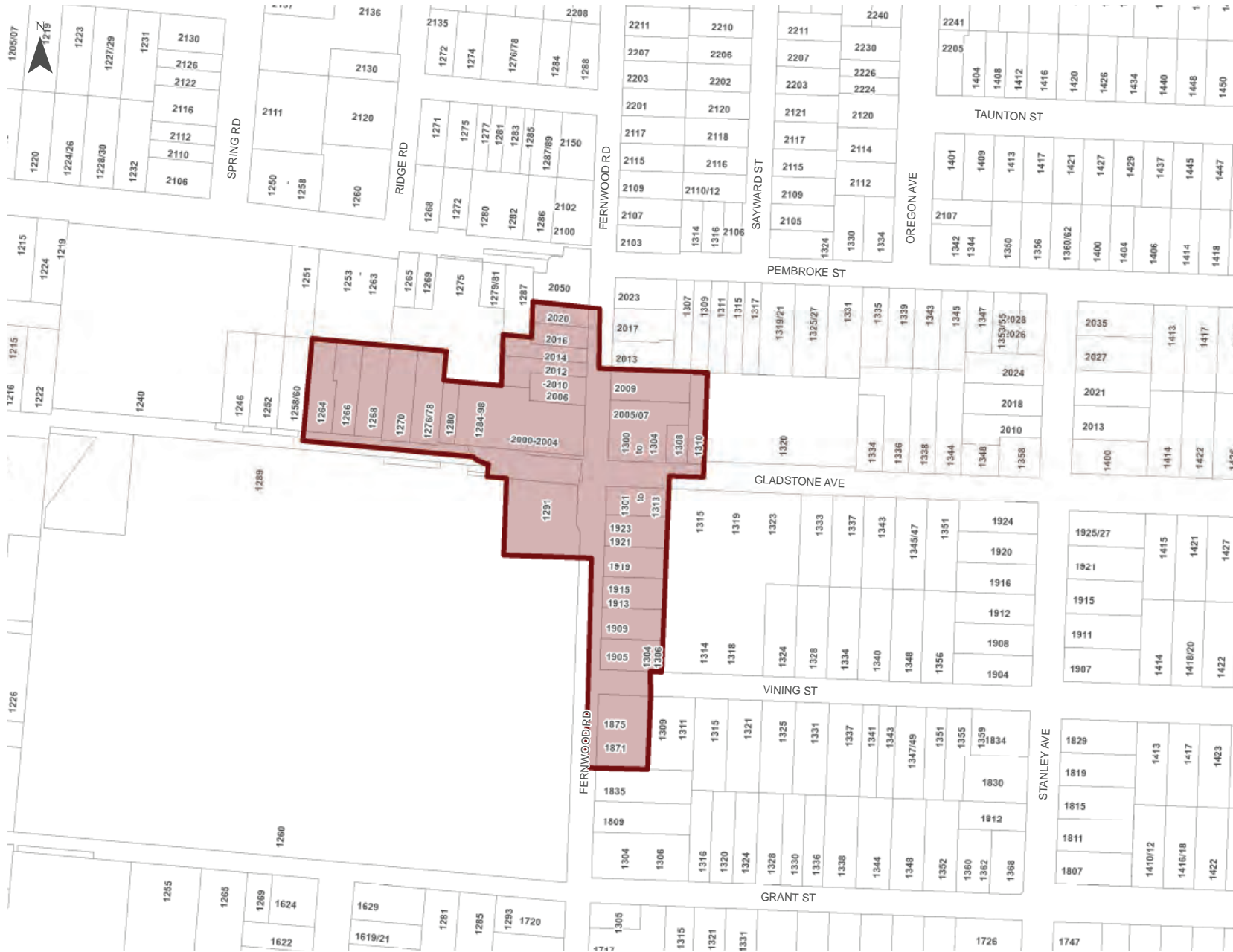
Map 50C: DPA 6A: Small Urban Villages – Craigflower Village and Catherine at Edward Village



Map 50D: DPA 6A: Small Urban Villages – Moss Street Village, Five Points Village, and Fairfield Plaza Village



Map 51: DPA 6B (HC): Small Urban Villages Heritage



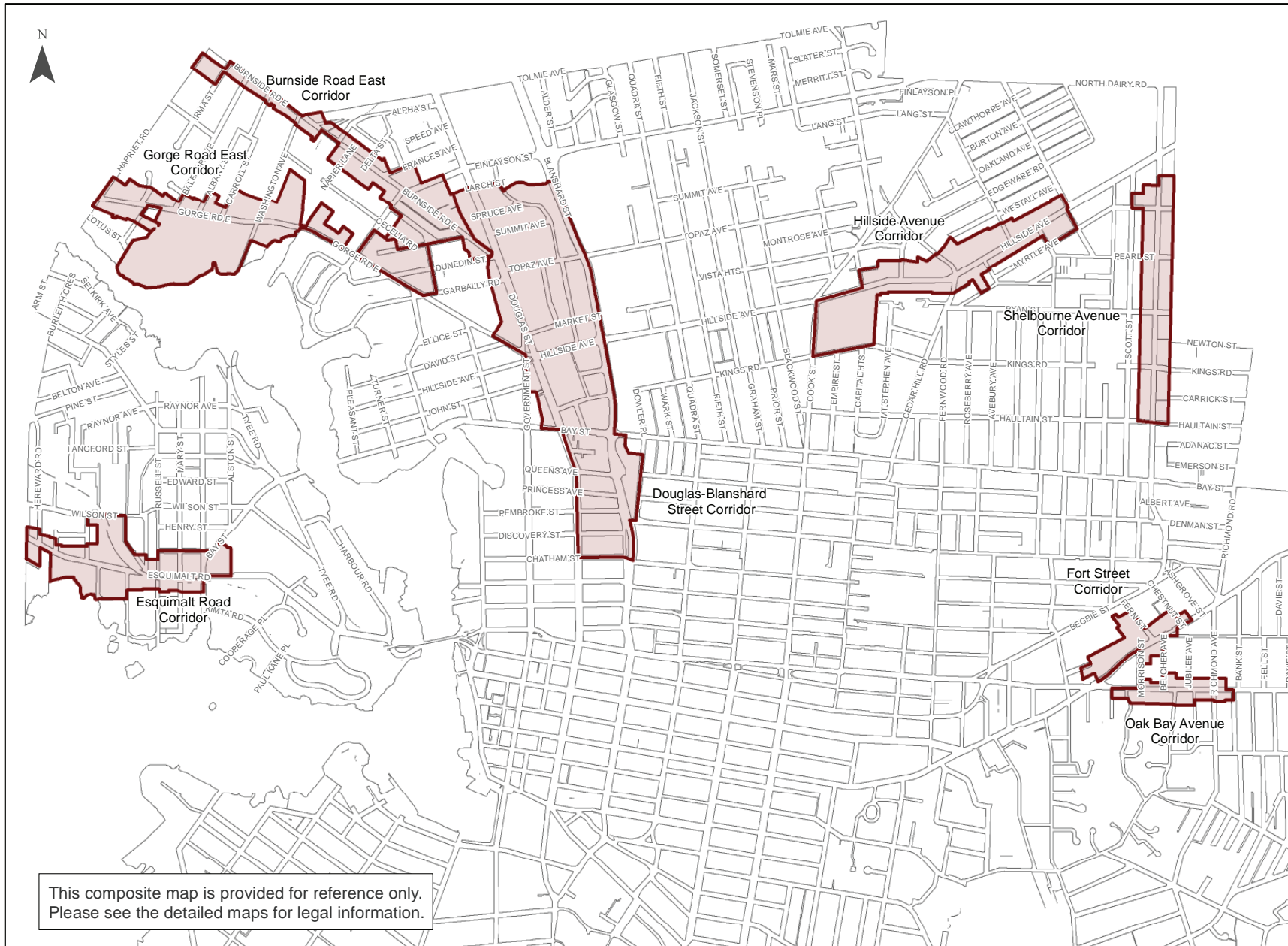
DPA 6B (HC): SMALL URBAN VILLAGES HERITAGE

1. Pursuant to Section 488 (1) (d) and (f) and 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 49 is designated as Development Permit and Heritage Conservation Area DPA 6B (HC), Small Urban Villages Heritage, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 - (c) Heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 6B (HC), Small Urban Villages Heritage:
 - (i) A Heritage Alteration Permit is not required except for land, buildings or other structures, or portions thereof, which are:
 - (1) listed on the City of Victoria Heritage Register;
 - (2) subject to a Heritage Designation Bylaw; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for the following:
 - (1) Actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single family dwellings and their accessory buildings and structures; or
 - (3) residential duplexes and their accessory buildings and structures.
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) Small Urban Villages are nodes of commercial and community services that support adjacent Traditional and Urban Residential areas. While some improvements in these areas are complete, there remains potential for revitalization through infill, building additions and heritage conservation. Small Urban Villages have some capacity for residential mixed use development with active commercial at the street level, freestanding commercial buildings and multi-family (multi-unit) residential.
 - (b) Low-rise commercial and multi-unit and residential mixed-use development are identified in this plan for Small Urban Villages with built form and place character appropriate to a node punctuating a surrounding residential area.
 - (c) Fernwood Village is a small commercial district with a majority of buildings that date to the Victorian and Edwardian era. Many buildings are listed on the City of Victoria Heritage Register, and some are protected heritage property.
4. The objectives of this designation include:
 - (a) To accommodate 10% of Victoria’s anticipated residential growth and associated housing growth in Small Urban Villages, and residential areas, to encourage and support future and existing commercial and community services.
 - (b) To revitalize an area of commercial use through infill, building additions and heritage conservation including exterior alterations and interior improvements that could alter the exterior of a building.
 - (c) To conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area.
 - (d) To enhance the area through infill and building additions with a high quality of architecture, landscape and urban design that responds to its heritage setting through sensitive and innovative interventions.
5. Guidelines:

These guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits.

 - (a) Guidelines for all Small Urban Villages Heritage:
 - › Fernwood Village Design Guidelines (2022).
 - › Standards and Guidelines for the Conservation of Historic Places in Canada.
 - › City of Victoria Heritage Program Sign & Awning Guidelines (1981).
 - › Guidelines for Fences, Gates and Shutters (2010).

Map 52: DPA 7A: Corridors



DPA 7A: CORRIDORS

1. Pursuant to Section 488 (1) (d) and (f) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Maps 51, 52, 53, 54, 55, 56 and 56A is designated as Development Permit Area DPA 7A, Corridors, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
2. Application and Exemptions:
 - (a) Development Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 7A, Corridors:
 - (i) A Development Permit is not required for the following:
 - (1) residential single family dwellings and their accessory buildings and structures;
 - (2) residential duplexes and their accessory buildings and structures;
 - (3) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m²; or
 - (4) changes to existing landscaping, other than landscaping identified in a development permit for the property.
3. The special conditions that justify this designation include:
 - (a) Victoria contains arterial and secondary arterial streets designed to carry high volumes of both through and local traffic at moderate speeds connecting to major city and regional destinations and points of entry. These street corridors are primarily routes for goods movement, transit and emergency response, and include sidewalks for pedestrians. Some also accommodate dedicated bicycle lanes.
 - (b) These corridors are flanked with a variety of building forms, densities and land uses that include commercial uses, resulting in urban design that is incoherent and in need of revitalization.
4. The objectives that justify this designation include:
 - (c) Some corridors are adjacent to or nearby lower density Traditional Residential neighbourhoods, requiring consideration for sensitive transitions in built form and character.
 - (d) Higher volumes of traffic along corridors can impact surrounding residential areas and discourage pedestrian and bicycle use, requiring traffic be managed in a manner that minimizes conflicts, and enhances the experience of pedestrians and cyclists through public realm improvements.
5. The objectives that justify this designation include:
 - (a) To revitalize areas of commercial use along corridors through high quality architecture, landscape and urban design to enhance their appearance, achieve coherent design along corridors, strengthen commercial viability and encourage pedestrian use.
 - (b) To realize Douglas Street as a significant transportation corridor with rapid transit, designed as a “complete street” that serves all transportation modes – pedestrians, cyclists, public transit passengers and vehicles, commercial vehicles and automobiles, with adjacent development to support and advance this objective.
 - (c) To enhance the function of Gorge Road East, Fort Street, Hillside Avenue, Oak Bay Avenue, Esquimalt Road and Shelbourne Street as frequent transit corridors through transit-oriented streetscaping, with the design of adjacent development to support and advance this objective.
 - (d) To ensure corridors are compatible with adjacent and nearby lower density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character.
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

 - (a) Guidelines for all corridors:
 - (ii) Guidelines for Fences, Gates and Shutters (2010)
 - (b) In addition to the above guidelines, the following guidelines apply to specific corridors:
 - (i) Burnside Road East corridor:
 - (1) Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019
 - (2) Revitalization Guidelines for Corridors, Villages and Town Centres (2017)
 - (ii) Douglas-Blanshard corridor:
 - (1) For areas within this DPA located south of Bay Street, the

following guidelines from the Downtown Core Area Plan (2011), revised 2021 apply – with special attention to the following sections:

- a. Appendix 3: Sidewalk Width Guidelines
- b. Appendix 4: Building Design Guidelines

(2) For areas within this DPA located north of Bay Street, the following guidelines apply:

- a. Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019
- b. Revitalization Guidelines for Corridors, Villages and Town Centres (2017)

(iii) Gorge Road East corridor:

- (1) Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019
- (2) Revitalization Guidelines for Corridors, Villages and Town Centres (2017)

(iv) Esquimalt Road corridor:

- (1) Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019
- (2) Revitalization Guidelines for Corridors, Villages and Town Centres (2017)

(v) Hillside Avenue corridor:

- (1) Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019

(vi) Oak Bay Avenue corridor:

- (1) Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019

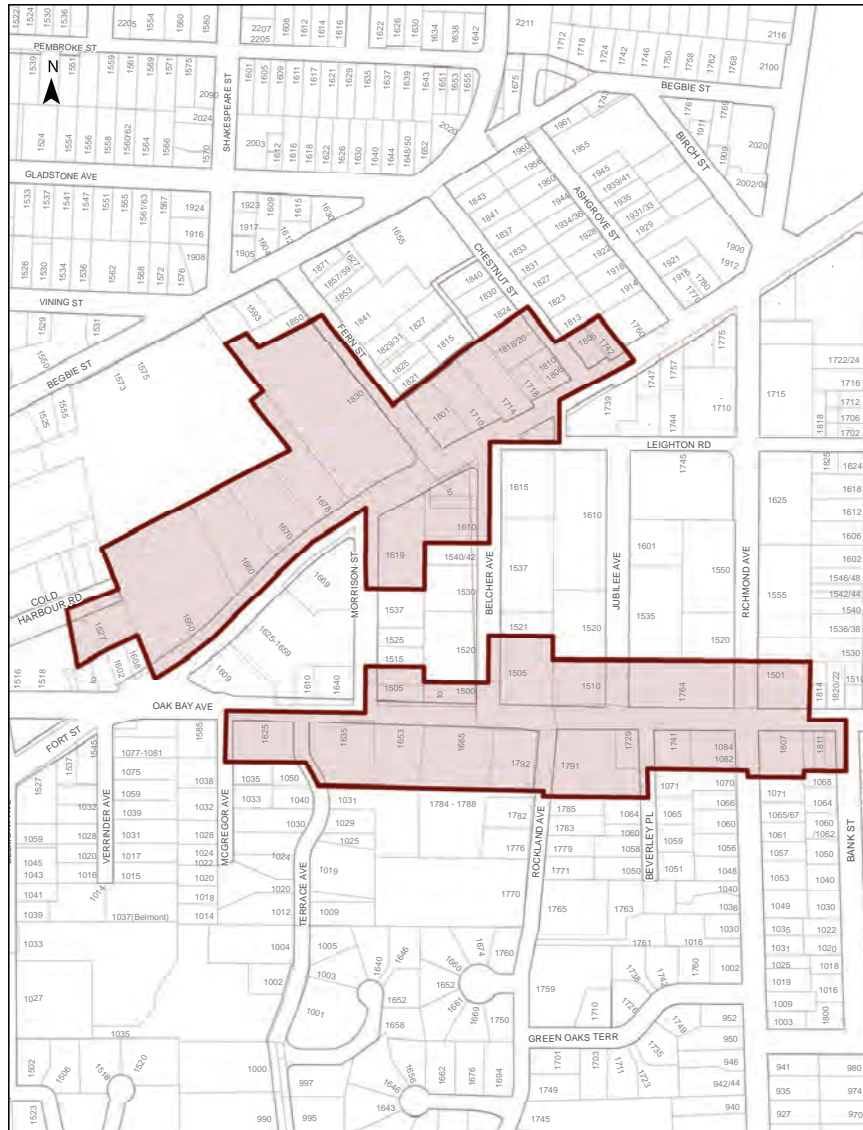
(vii) Fort Street corridor:

- (1) Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019

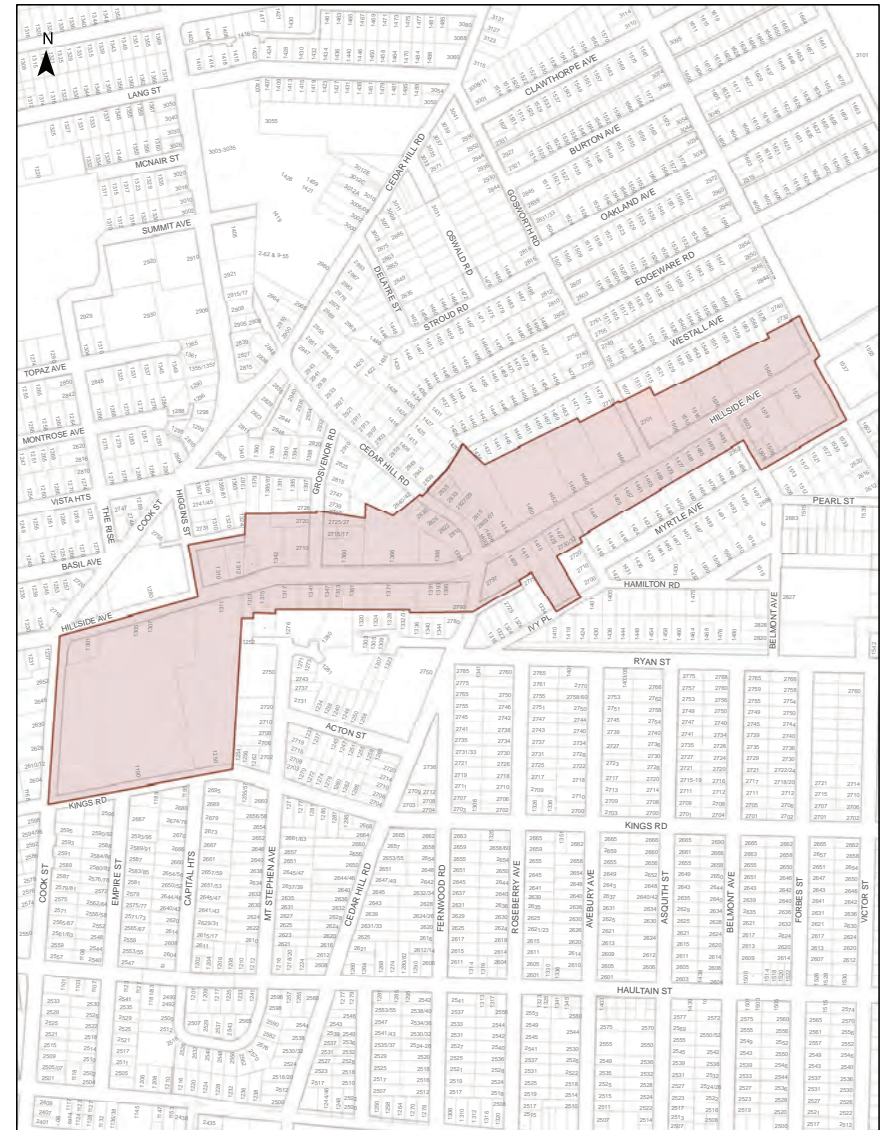
(viii) Shelbourne Avenue corridor:

- (1) Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019

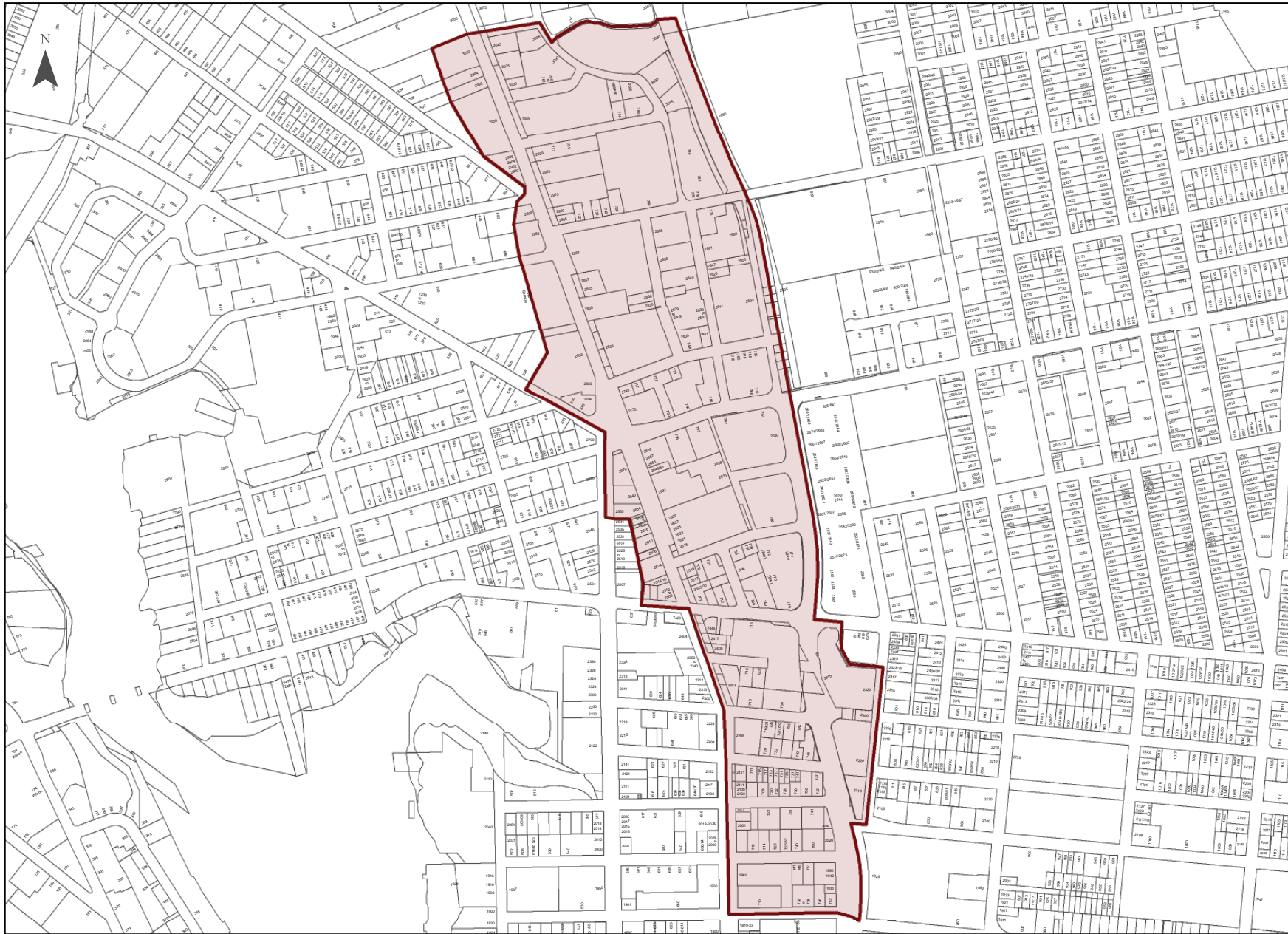
Map 53: DPA 7A: Corridors – Fort Street and Oak Bay Avenue



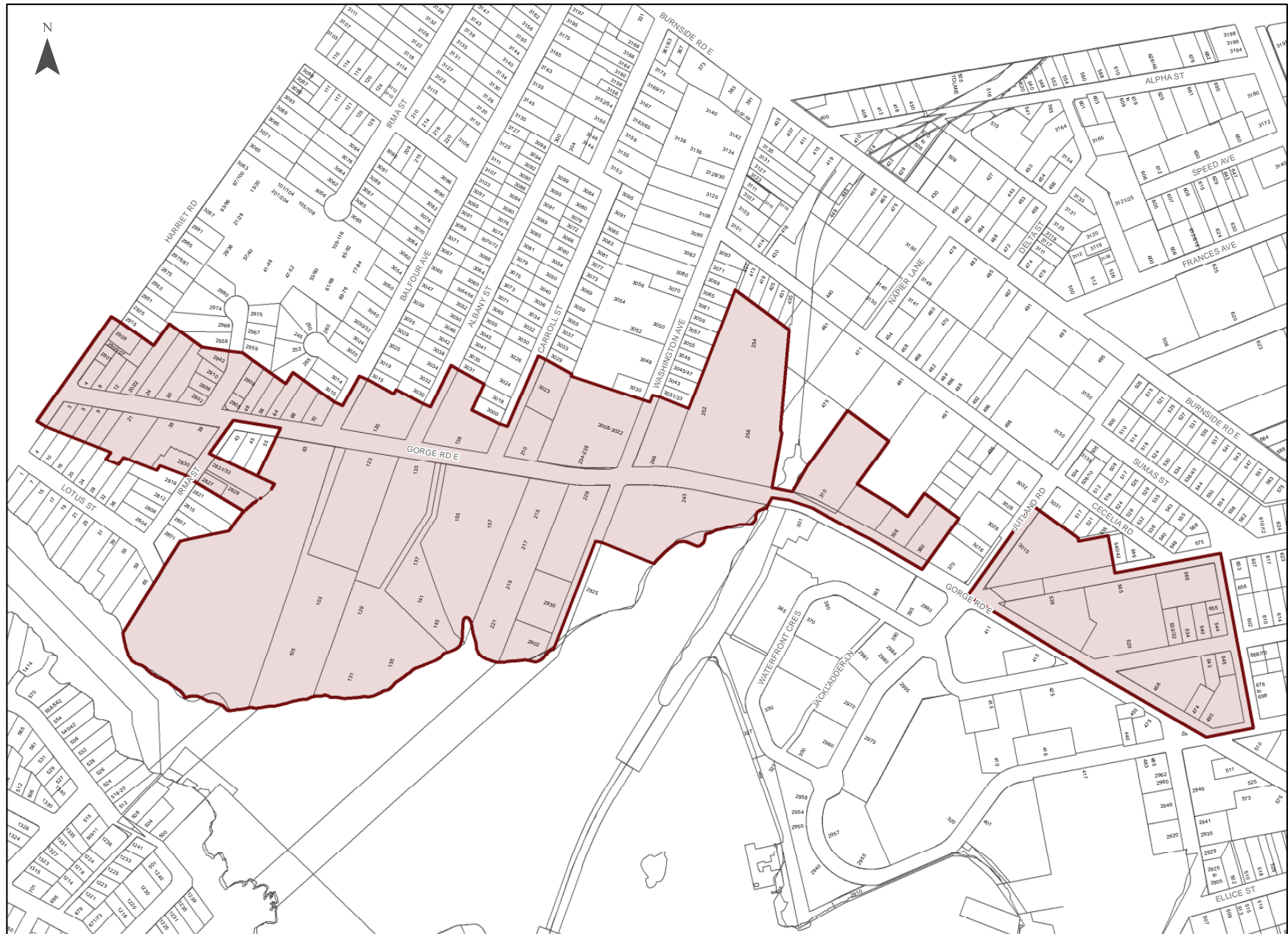
Map 54: DPA 7A: Corridors – Hillside Avenue



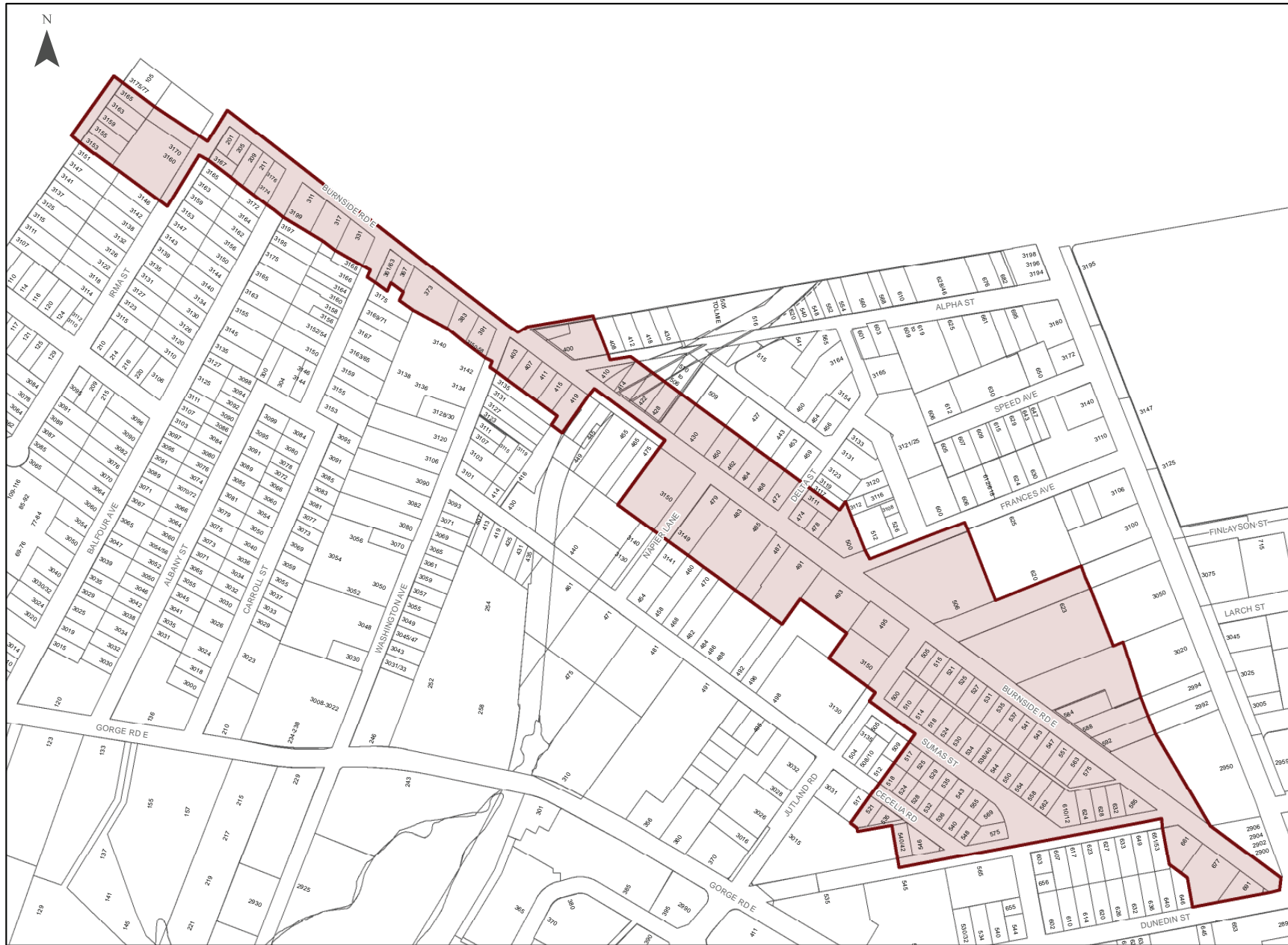
Map 55: DPA 7A: Corridors – Douglas Street and Blanshard Street



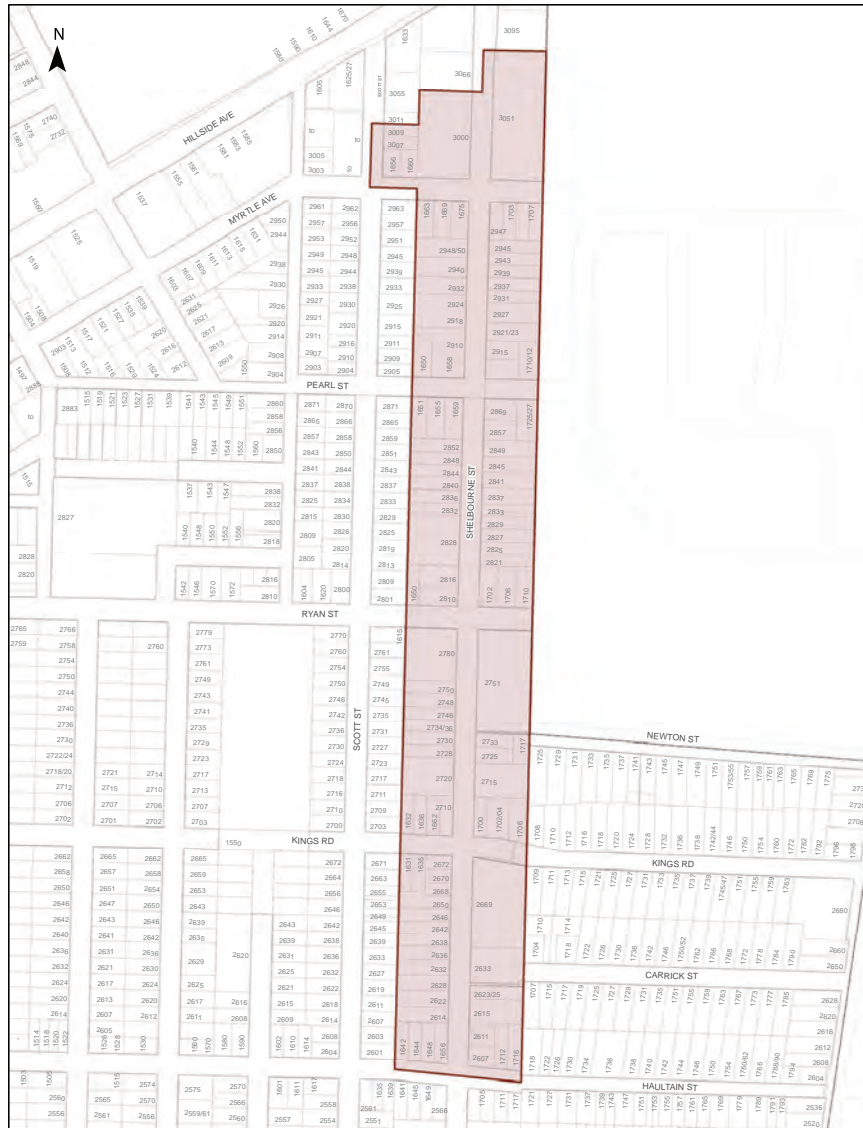
Map 56: DPA 7A: Corridors – Gorge Road East



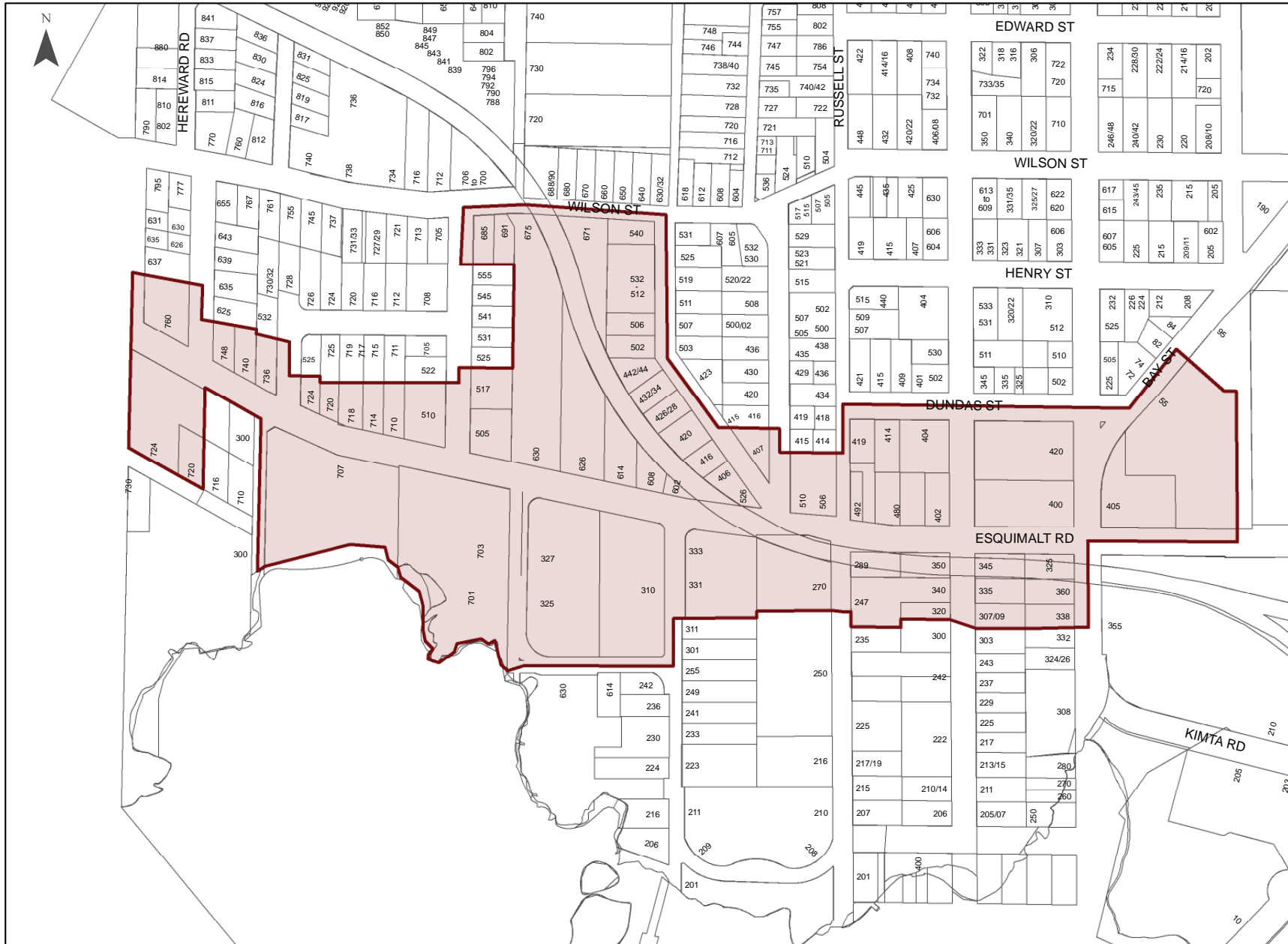
Map 57: DPA 7A: Corridors – Burnside Road



Map 58: DPA 7A: Corridors – Shelbourne Avenue



Map 58A: DPA 7A: Corridors – Esquimalt Road



Map 59: DPA 7B (HC): Corridors Heritage



DPA 7B (HC): CORRIDORS HERITAGE

1. Pursuant to Section 488 (1) (d) and (f) and 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 57 is designated as Development Permit and Heritage Conservation Area DPA 7B (HC), Corridors Heritage, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 - (c) Heritage conservation of existing and potential heritage properties of the type described in section 3 (e) and properties of individual significance.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 7B (HC), Corridors Heritage:
 - (i) A Heritage Alteration Permit is not required except for land, buildings or other structures, or portions thereof, which are:
 - (1) listed on the City of Victoria Heritage Register;
 - (2) subject to a Heritage Designation Bylaw; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for the following:
 - (1) actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single family dwellings and their accessory buildings and structures; or
 - (3) residential duplexes and their accessory buildings and structures.
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) Victoria contains arterial and secondary arterial streets designed to carry high volumes of both through and local traffic at moderate speeds connecting to major city and regional destinations and points of entry. These corridors are primarily routes for goods movement, transit and emergency response, and include sidewalks for pedestrians. Some also accommodate dedicated bicycle lanes.
 - (b) Higher volumes of traffic along corridors can impact surrounding residential areas and discourage pedestrian and bicycle use, requiring traffic be managed in a manner that minimizes conflicts, and enhancing the experience of pedestrians and cyclists through public realm improvements.
 - (c) Fort Street is a secondary arterial street from Blanshard Street to Harrison Street, where it transitions to an arterial street to the Oak Bay Boundary. While some improvements along the corridor are complete, there remains potential for revitalization through commercial, residential and mixed-use development. Fort Street corridor has capacity for intensification of commercial, multi-family (multi-unit) residential and mixed-use development with active commercial at street level.
 - (d) This plan identifies medium-to-high density commercial, multi-unit residential and mixed-use for Fort Street between Douglas Street and Cook Street and low-to-medium density between Cook Street and Charles Street. Generally the built form and character that is designated for Fort Street corridor is appropriate to transit-oriented development in close proximity to low-to-medium density residential areas.
 - (e) Fort Street has heritage value as a historic commercial district between Wharf Street and Cook Street. The Fort Street Heritage Corridor is characterized by significant surviving historic buildings from the streetcar era (1890-1948), and Victoria’s Edwardian era building boom (1901-1912) in particular. There are also clusters of high-quality examples of Italianate, Gothic Revival, Second Empire and Edwardian Vernacular-style houses between Cook Street and Ormond Street. Some of the lands between Douglas Street and Blanshard Street are located in the view corridor of heritage landmark buildings as identified on Map in this plan: St. Andrew’s Cathedral and St. Andrew’s Presbyterian Church, the spires of which punctuate the surrounding skyline.
4. The objectives of this designation include:
 - (a) To revitalize arterial and secondary arterial streets to strengthen commercial viability and improve the pedestrian experience along the corridors.
 - (b) To conserve the heritage value, special character and the significant historic buildings, features and characteristics of this area.
 - (c) To achieve a more cohesive design, and enhanced appearance, along arterial and secondary arterial streets through high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions.

- (d) To encourage pedestrian and cycling use of corridors by enhancing the experience of pedestrians and cyclists through human-scaled urban design, including built form and place character considerations, which are compatible with street function.

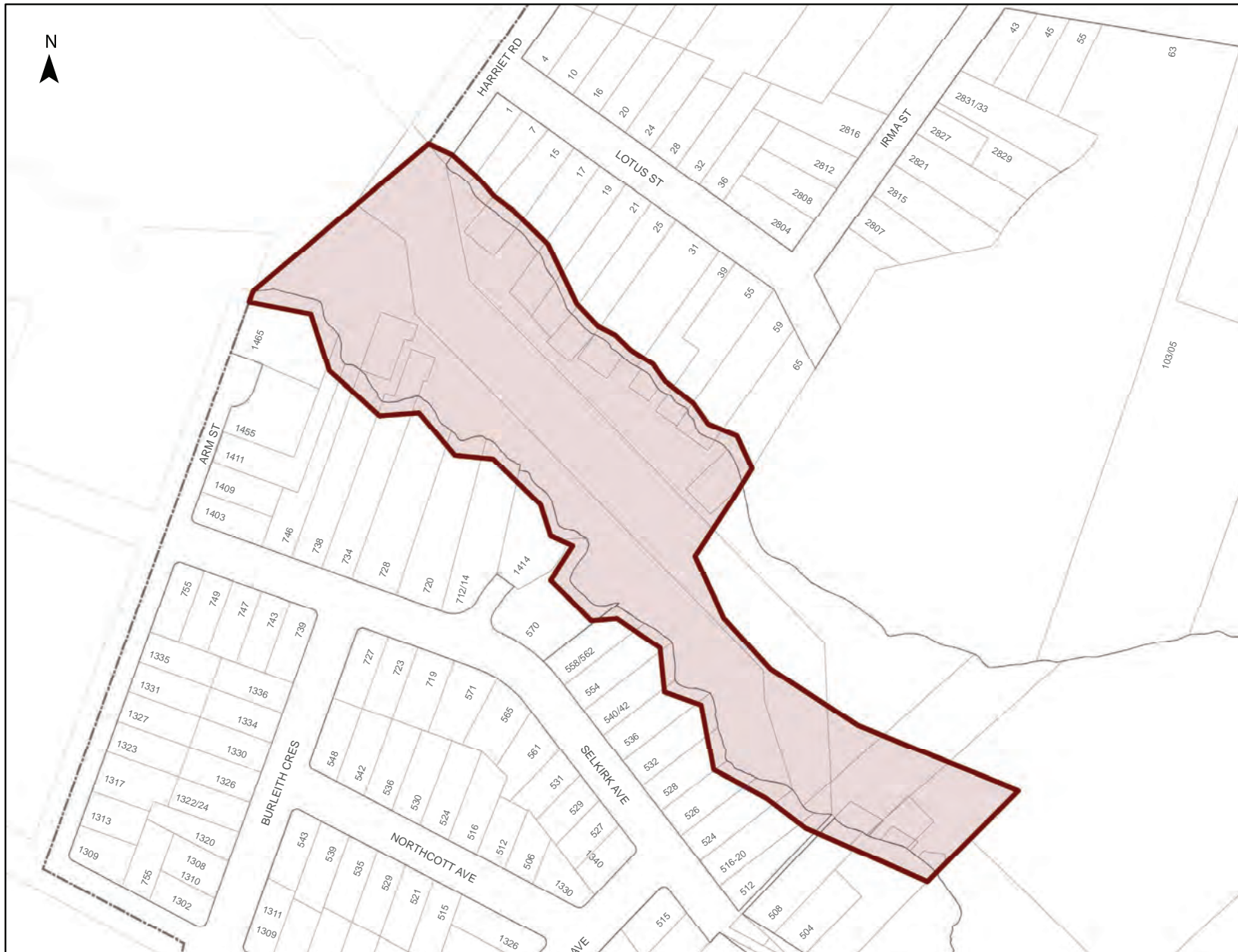
5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits.

The following guidelines apply to the Fort Street Corridor:

- (a) Buildings are encouraged to have 3 to 5 storey facades that define the streetwall, with the upper storey(s) set back
- (b) Guidelines for Fences, Gates and Shutters (2010)
- (c) Buildings are encouraged to have shop windows and building entrances that are oriented to face the street
- (d) City of Victoria Heritage Program Sign & Awning Guidelines (1981)
- (e) Standards and Guidelines for the Conservation of Historic Places in Canada
- (f) For areas within this DPA located west of Cook Street, the following guidelines from the Downtown Core Area Plan (2011), revised 2021 apply - with special attention to the following sections:
 - (i) Appendix 3: Sidewalk Width Guidelines
 - (ii) Appendix 4: Building Design Guidelines
- (g) For areas within this DPA located east of Cook Street, the following guidelines apply:
 - (i) Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019

Map 60: DPA 8: Victoria Arm – Gorge Waterway

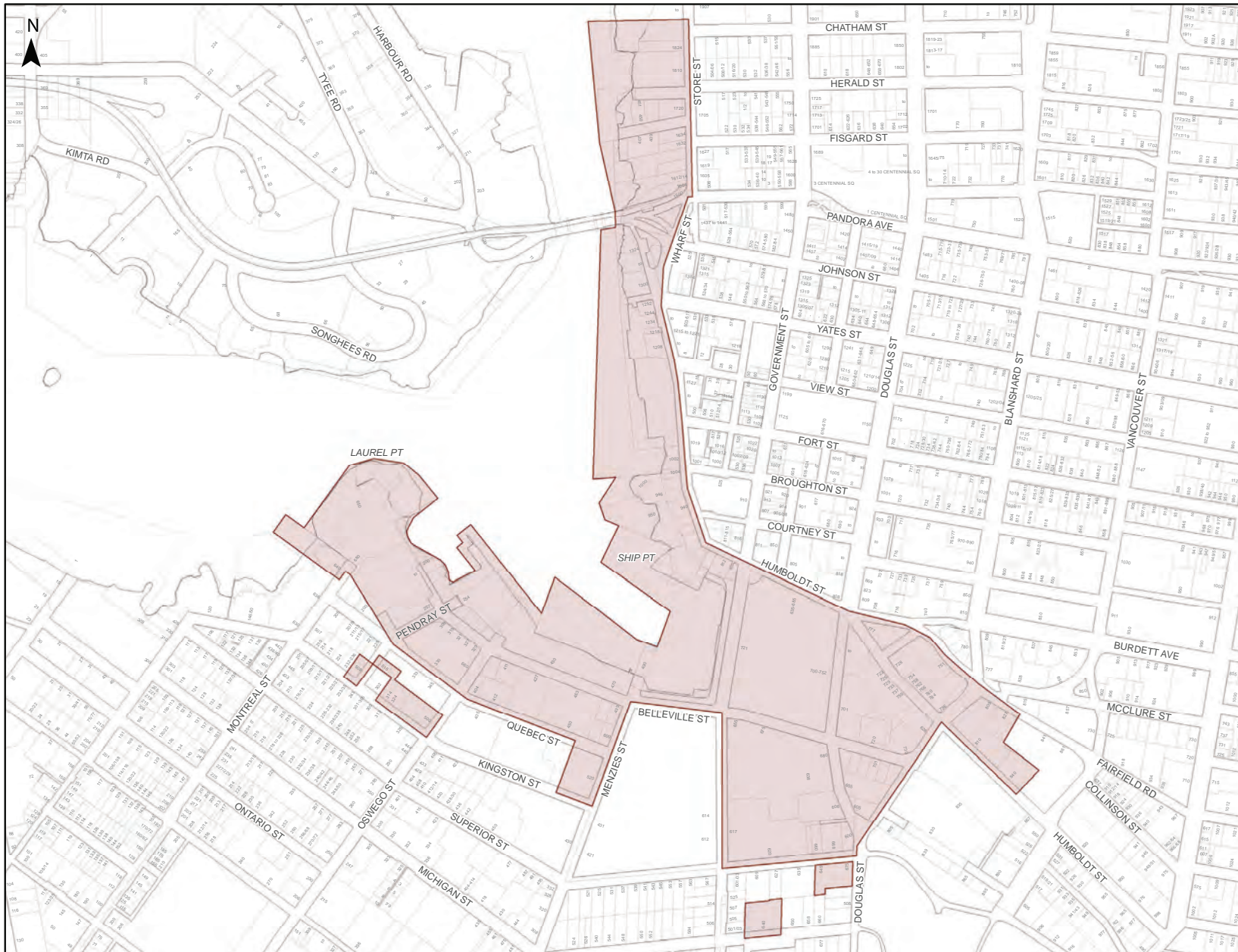


DPA 8: VICTORIA ARM – GORGE WATERWAY

1. Pursuant to Section 488 (1) (a) of the *Local Government Act*, the area of land covered by water, shoreline and uplands within seven (7) metres perpendicular from the high water mark, generally as shaded and circumscribed by solid lines in Map 58 is designated as Development Permit Area DPA 8, Victoria Arm – Gorge Waterway, for the purposes of protection of the natural environment, its ecosystems and biological diversity.
2. Application and Exemptions:
 - (a) Development Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 8, Victoria Arm – Gorge Waterway:
 - (i) A Development Permit is not required for the following:
 - (1) The area of a lot's rear yard for a distance measured six (6) metres from the rear most portion of a lawfully sited principal building.
 - (2) Installation of one (1) path per property to the shoreline if the path is constructed entirely of permeable materials, and not wider than one (1) metre;
 - (3) Removal of non-native plant species, including, but not limited to, broom, English Ivy, and non-native blackberry, if they are replaced with native plant species and in a manner which does not create erosion;
 - (4) Repairs to lawful existing structures and pathways necessary to address a potential safety hazard;
 - (5) Fences located along side parcel boundaries that are generally at right angles to the shoreline, provided the portion of the fence above grade is made entirely of wood.
3. The special conditions that justify this designation include:
 - (a) This portion of the Gorge Waterway is environmentally important as part of a much larger waterway that is a sensitive, tidal-influenced watercourse connecting important fish-bearing areas within Victoria Harbour.
 - (b) The Victoria Arm is an important habitat that is supportive of fish and wildlife populations.
 - (c) The Marine designation is identified in this plan as sheltered or open marine waters that provide wildlife habitat.
 - (d) The majority of shoreline areas within this designation have been identified as having high ecological value.
 - (e) Pre-existing structures are located on some properties within the development permit area boundaries.
4. The objectives that justify this designation include:
 - (a) To protect and enhance shoreline areas of high biodiversity and ecological value.
 - (b) To preserve the integrity or connectivity of coastal processes.
 - (c) To require mitigation of potential impacts during development.
 - (d) To require restoration and enhancement of damaged or degraded ecosystems during development.
5. The following guidelines apply:
 - (a) The use of fill, sea-walls, and other shoring methods are permitted only if it can be clearly demonstrated that they are necessary to prevent further erosion or sloughing of the existing shoreline.
 - (b) Sea-walls and retaining wall structures must satisfy the following requirements:
 - (i) No placement of fill on any lands below the high water mark;
 - (ii) No placement of foundations below the high water mark;
 - (iii) No utilization of construction debris like broken concrete, blocks, or bricks; and
 - (iv) Must be constructed of suitable materials like broken stone so as to blend with the natural landscape and the darker colours of the natural shoreline.

- (c) The removal of native trees, shrubs and forest debris within a strip measured 7 metres perpendicular from the high water mark is prohibited except where:
 - (i) The removal is necessary for the construction or maintenance of a path to the shoreline, and the path is constructed entirely of permeable materials and is not wider than 1 metre; or
 - (ii) The removal is of dead tree limbs or dead or dying trees that create an immediate potential hazard to humans.
- (d) The shoreline lying within a strip measured 7 metres perpendicular from the high water mark must:
 - (i) Be retained in a natural state, or
 - (ii) If cleared or altered before October 19, 2000 it may be left as is or it may be rehabilitated with native plant species.
- (e) Chemical pesticides and fertilizers must not be used.
- (f) Removal or excavation of land or water must not be carried out.
- (g) Filling of land or water depressions must not be carried out.
- (h) Light fixtures that are within a strip measured 7 metres perpendicular from the high water mark must be designed to avoid glare spillover onto the water's surface.
- (i) Flexibility with respect to the above guidelines and prohibitions may be considered following:
 - (i) The provision of an impact study completed by a marine biologist, geo-technical engineer, other qualified professional, or
 - (ii) The provision of site plans and photographs, with descriptive rationale indicating how the proposed subdivision, alteration or development satisfies, or is otherwise consistent with, the special conditions and objectives.

Map 61: DPA 9 (HC): Inner Harbour



DPA 9 (HC): INNER HARBOUR

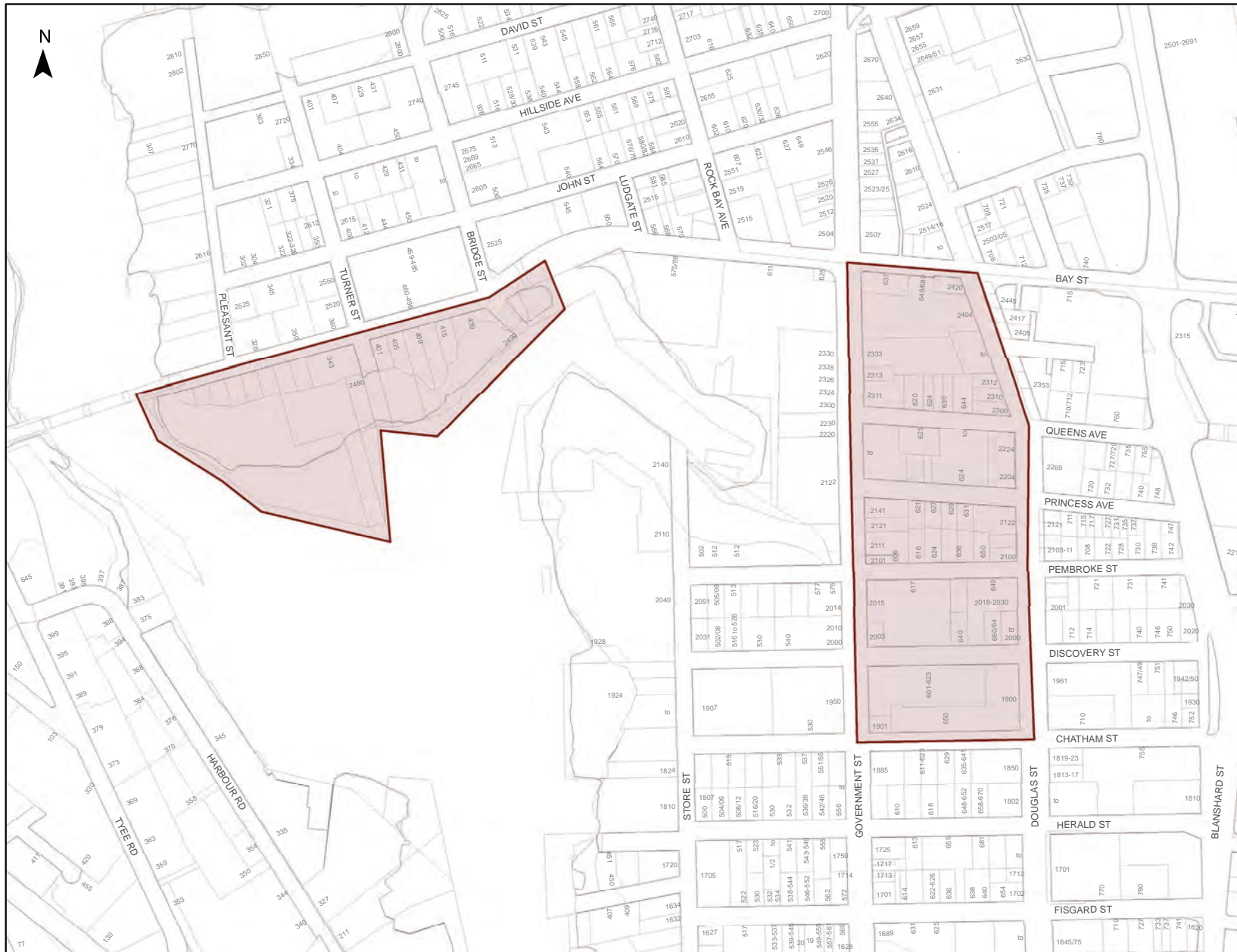
1. Pursuant to Section 488 (1) (d) and (f) and 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Map 59 is designated as Development Permit and Heritage Conservation Area DPA 9 (HC), Inner Harbour, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 - (c) Heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 9 (HC), Inner Harbour:
 - (i) A Heritage Alteration Permit is not required except for land, buildings or other structures, or portions thereof, which are:
 - (1) listed on the City of Victoria Heritage Register;
 - (2) subject to a Heritage Designation Bylaw; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for the following:
 - (1) actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single family dwellings and their accessory buildings and structures; or
 - (3) residential duplexes and their accessory buildings and structures.
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) The Inner Harbour is the marine gateway to Victoria and the surrounding region. While some improvements are complete on Inner Harbour lands, there remains potential for revitalization through heritage conservation, infill, building additions and open spaces. The area has adequate capacity for a public pathway with continuous access to the harbour and for commercial development including, but not limited to, marine and air transport facilities. There is also some capacity for residential mixed-use development with active commercial at the street level, oriented away from the Working Harbour designated area.
 - (b) Low-to-medium density commercial and residential mixed-use development are identified in this plan adjacent to the waterfront from Chatham Street to Laurel Point with built form and character appropriate to a Working Harbour, its natural and heritage setting and protection of public views across the Inner Harbour.
 - (c) Medium-to-high density commercial and residential mixed-use development are identified in this plan along Menzies Street and Government Street facing the Provincial Parliament Buildings, and east to Blanshard Street, with built form and character appropriate to a visitor entry point, and an urban context.
 - (d) The Inner Harbour has heritage value for its continuous role as the seat of Provincial government and as a tourism and visitor area. This is evident in the monumental presence of the BC Parliament Buildings and the Empress Hotel. These heritage landmark buildings identified on Map 8 in this plan, are visually prominent in the skyline, and were designed to have unimpeded sight lines between them. Views from public vantage points of the spatial relationship between the BC Parliament Buildings and the Empress are special to the Inner Harbour.
4. The objectives of this designation include:
 - (a) To sustain the Working Harbour as defined and described in this plan through the revitalization of key waterfront and adjacent lands, including but not limited to Ship Point and locations along Wharf Street.
 - (b) To conserve the heritage value, special character and the significant historic buildings, features and characteristics in the Inner Harbour area.
 - (c) To enhance the Inner Harbour through high quality of architecture, landscape and urban design that reflects the area’s functions as a marine entry, Working Harbour and community amenity in scale, massing and character while responding to its historic context including heritage landmark buildings identified on Map 8 in this plan.

5. Guidelines:

These Guidelines are to be considered and applied for Heritage Alteration Permits and Development Permits:

- (a) Downtown Core Area Plan (2011), revised 2021 – with special attention to the following sections:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 2: Public External View Guidelines
 - (iii) Appendix 3: Sidewalk Width Guidelines
 - (iv) Appendix 4: Building Design Guidelines
- (b) Guidelines for Fences, Gates and Shutters (2010)
- (c) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (d) Standards and Guidelines for the Conservation of Historic Places in Canada
- (e) Old Town Design Guidelines – New Buildings and Additions to Existing Buildings (2019)
- (f) City of Victoria Heritage Program Sign & Awning Guidelines (1981)
- (g) The Belleville International Terminal Design Guidelines (2000)
- (h) Victoria Harbour Plan (2001)
- (i) Royal British Columbia Museum Urban Design Guidelines (2006)

Map 62: DPA 10A: Rock Bay



DPA 10A: ROCK BAY

1. Pursuant to Section 488 (1) (d) and (f) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Map 60 is designated as Development Permit Area DPA 10A, Rock Bay, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
2. Application and Exemptions:
 - (a) Development Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 10A, Rock Bay:
 - (i) A Development Permit is not required for:
 - (1) residential single family dwellings and their accessory buildings and structures;
 - (2) residential duplexes and their accessory buildings and structures;
 - (3) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m²; or
 - (4) changes to existing landscaping, other than landscaping identified in a development permit for the property.
3. The special conditions that justify this designation include:
 - (a) Rock Bay is an under utilized industrial and commercial district in the Core Employment area. The area has adequate lands to accommodate employment growth and intensified light industrial and commercial development. There is some capacity for marine and non-marine industrial uses on waterfront lands.
 - (b) There is potential for revitalization of Rock Bay through site redevelopment and public realm improvements in balance with heritage conservation and new infill.
 - (c) Medium-to-high density light industrial, commercial and industrial development are identified in this plan for the Core Employment area with built form and character appropriate to a high technology and traditional industrial district.
 - (d) Opportunities for redevelopment, infill and building additions will require guidelines to achieve a high quality of architecture, landscape and urban design that responds to the industrial setting of Rock Bay.

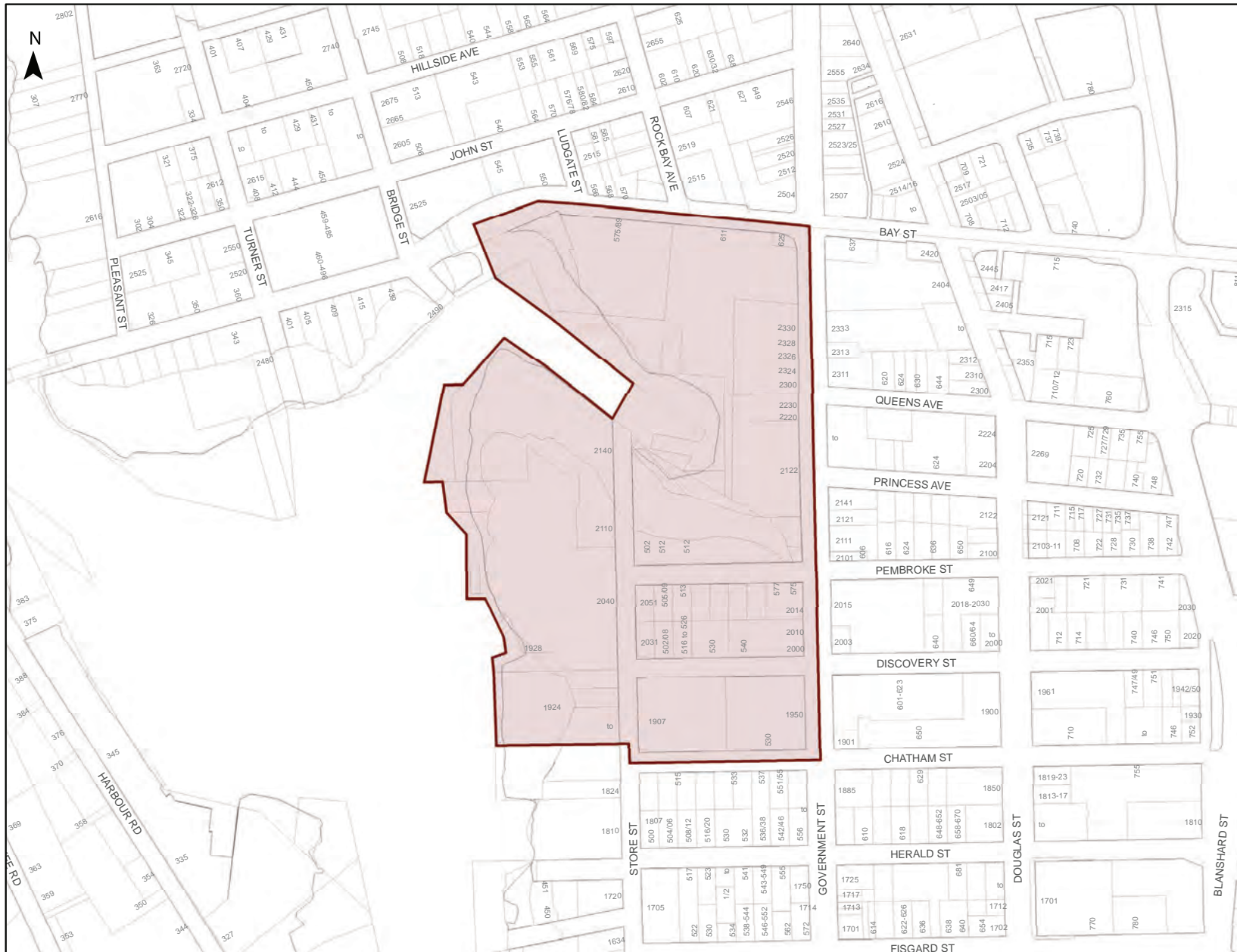
4. The objectives that justify this designation include:
 - (a) To revitalize an area of commercial use through site redevelopment and public realm improvements in balance with heritage conservation and new infill.
 - (b) To enhance the area through high quality of architecture, landscape and urban design that reflects its function as an employment district in scale, massing and character, and that responds to the industrial setting of Rock Bay.

5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

- (a) Downtown Core Area Plan (2011), revised 2021 – with special attention to the following sections:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 3: Sidewalk Width Guidelines
 - (iii) Appendix 4: Building Design Guidelines
- (b) Guidelines for Fences, Gates and Shutters (2010)
- (c) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (d) Design Guidelines for Multi-Use Residential, Commercial and Industrial Development (2012), revised 2019
- (e) Work-Live Design and Planning Guidelines (1999)

Map 63: DPA 10B (HC): Rock Bay Heritage



DPA 10B (HC): ROCK BAY HERITAGE

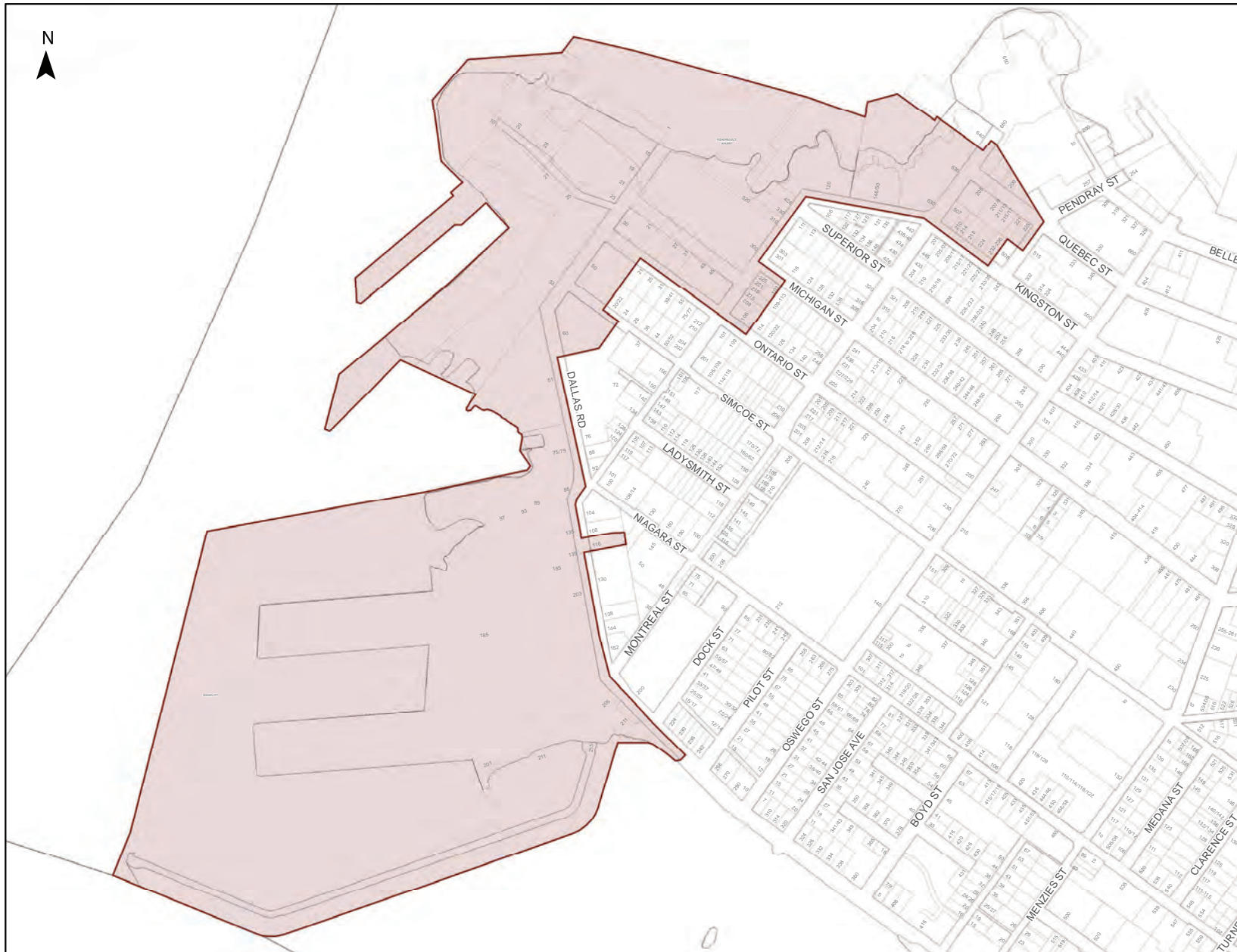
1. Pursuant to Section 488 (1) (d) and (f) and 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Map 61 is designated as Development Permit Area DPA 10B (HC), Rock Bay Heritage, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 - (c) Heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 10B (HC), Rock Bay Heritage:
 - (i) A Heritage Alteration Permit is not required except for land, buildings or other structures, or portions thereof, which are:
 - (1) listed on the City of Victoria Heritage Register;
 - (2) subject to a Heritage Designation Bylaw; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for:
 - (1) actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single family dwellings and their accessory buildings and structures; or
 - (3) residential duplexes and their accessory buildings and structures.
3. The special conditions that justify this designation include:
 - (a) Rock Bay is an under-utilized industrial and commercial district in the Core Employment area. The area has adequate lands to accommodate employment growth and intensified light industrial and commercial development. There is some capacity for marine and non-marine industrial uses on waterfront lands.
 - (b) There is potential for revitalization of Rock Bay through site redevelopment and public realm improvements in balance with heritage conservation and new infill.
 - (c) Rock Bay is Victoria’s historic industrial district and has clusters of high quality Victorian and Edwardian buildings including, but not limited to, former factories, warehouses and houses.
 - (d) Medium-to-high density light industrial, commercial and industrial development are identified in this plan for the Core Employment area with built form and character appropriate to a high technology and traditional industrial district.
 - (e) Opportunities for redevelopment, infill and building additions will require guidelines to achieve a high quality of architecture, landscape and urban design that responds to the industrial setting of Rock Bay.
4. The objectives that justify this designation include:
 - (a) To revitalize an area of commercial use through site redevelopment and public realm improvements, in balance with heritage conservation and new infill.
 - (b) To enhance the area through high quality of architecture, landscape and urban design that reflects its function as an employment district in scale, massing and character, and that responds to the industrial setting of Rock Bay.
 - (c) To conserve the heritage value, special character and the significant historic buildings, features and characteristics of this area.

5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

- (a) Downtown Core Area Plan (2011), revised 2021 – with special attention to the following sections:
 - (i) Appendix 3: Sidewalk Width Guidelines
 - (ii) Appendix 4: Building Design Guidelines
- (b) Guidelines for Fences, Gates and Shutters (2010)
- (c) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (d) Standards and Guidelines for the Conservation of Historic Places in Canada
- (e) City of Victoria Heritage Program Sign & Awning Guidelines (1981)
- (f) Design Guidelines for Multi-Use Residential, Commercial and Industrial Development (2012), revised 2019

Map 64: DPA 11: James Bay and Outer Harbour



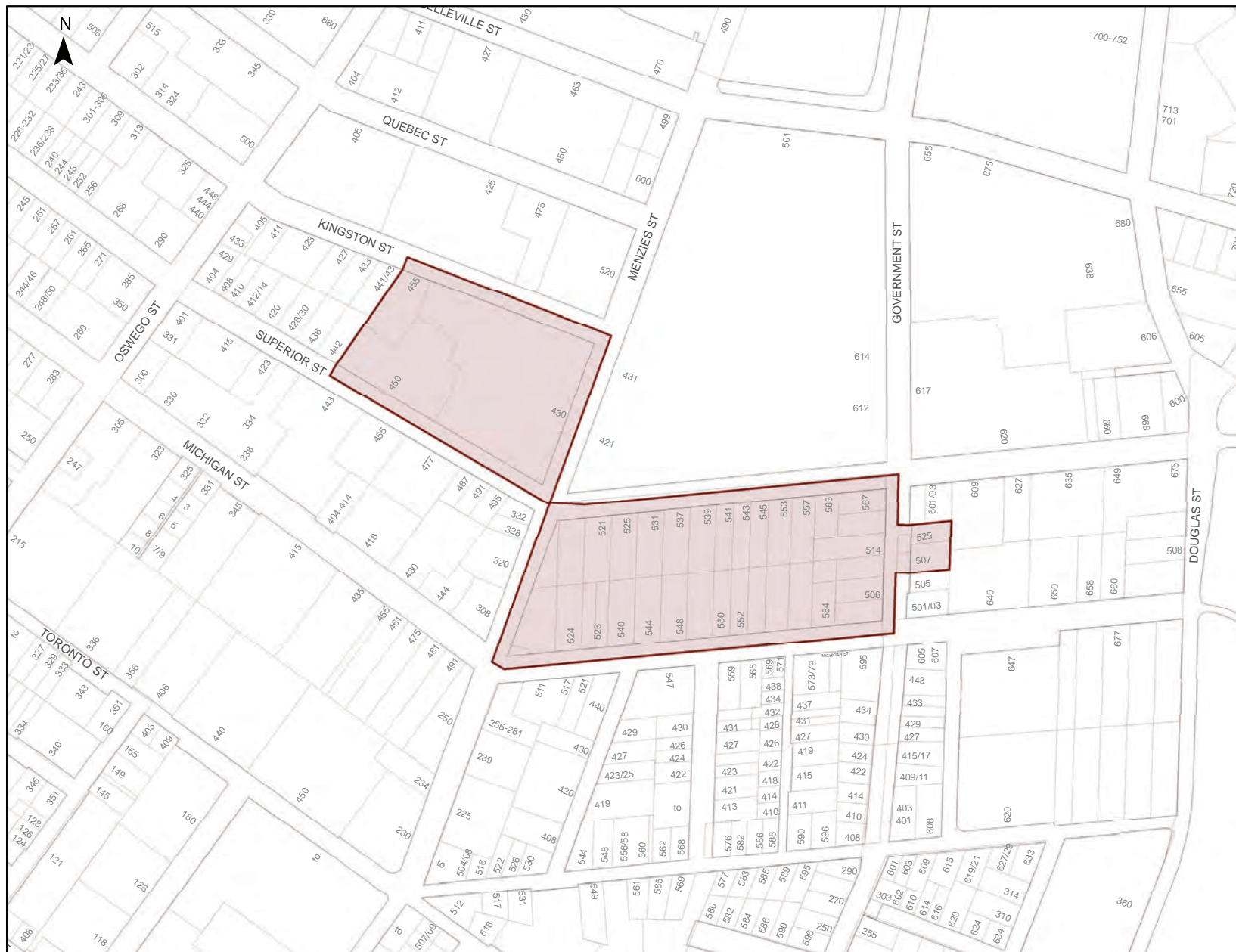
DPA 11: JAMES BAY AND OUTER HARBOUR

1. Pursuant to Section 488 (1) (d) and (f) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Map 62 is designated as Development Permit Area DPA 11, James Bay and Outer Harbour, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
2. Application and Exemptions:
 - (a) Development Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 11, James Bay and Outer Harbour:
 - (i) A Development Permit is not required for the following:
 - (1) residential single family dwellings and their accessory buildings and structures;
 - (2) residential duplexes and their accessory buildings and structures; or
 - (3) changes to existing landscaping, other than landscaping identified in a development permit for the property.
3. The special conditions that justify this designation include:
 - (a) The James Bay and Outer Harbour area includes marine industrial use, portions of the Working Harbour, adjacent Urban Residential and some General Employment uses. This area is an important maritime gateway into Victoria containing major transportation facilities that result in a wide variety of vessels which dock at and pass through the harbour, including cruise ships, ferries, barges, recreational boats and charter boats. The Victoria Harbour Water Airport is also located in portions of the Outer Harbour adjacent to this designated area.
 - (b) The Outer Harbour area includes marine industrial use, and a mix of marine commercial, visitor accommodation and multi-family (multi-unit) residential uses between Shoal Point and Laurel Point. A Harbour Pathway is planned to provide public access along the waterfront, passing through a variety of land uses, and has been partially established. Gaps in the pathway remain, particularly between Ogden Point and Fisherman’s Wharf, and has yet to be completed.
 - (c) Parts of the Outer Harbour area, including, but not limited to, Ogden Point, have potential for revitalization given the available and potential capacity for development. Consideration can be given to further marine commercial and industrial uses, including development at Ogden Point that supports the marine and tourism sectors.
 - (d) The Outer Harbour area is highly visible, not only as a major gateway into Victoria, but also from public areas across the harbour along the Westsong Walkway in the Victoria West neighbourhood and from public vantage points along the Inner Harbour in the Downtown Core Area.
4. The objectives that justify this designation include:
 - (a) To revitalize areas of commercial use through high quality design of buildings, streets and other public spaces to increase vibrancy and strengthen commercial viability.
 - (b) To achieve a high quality of architecture, landscape and urban design in the James Bay and Outer Harbour area to signify its importance and function as a major maritime gateway into Victoria and enhance its appearance given its visibility from many public vantage points.
 - (c) To improve and where possible, extend the Harbour Pathway to provide public access along the Outer Harbour, with urban design considerations on adjacent private property that are compatible with the character of the area and appropriate to the various land use conditions that are along the pathway.
 - (d) To achieve a sensitive transition between the marine-related commercial and industrial uses along the Outer Harbour and the adjacent residential area through considerations for urban design, traffic access points and street relationships.
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

 - › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - › Guidelines for Fences, Gates and Shutters (2010).
 - › Victoria Harbour Plan (2001).
 - › Fisherman’s Wharf Plan Design Guidelines (January 2014).

Map 65: DPA 12 (HC): Legislative Precinct



DPA 12 (HC): LEGISLATIVE PRECINCT

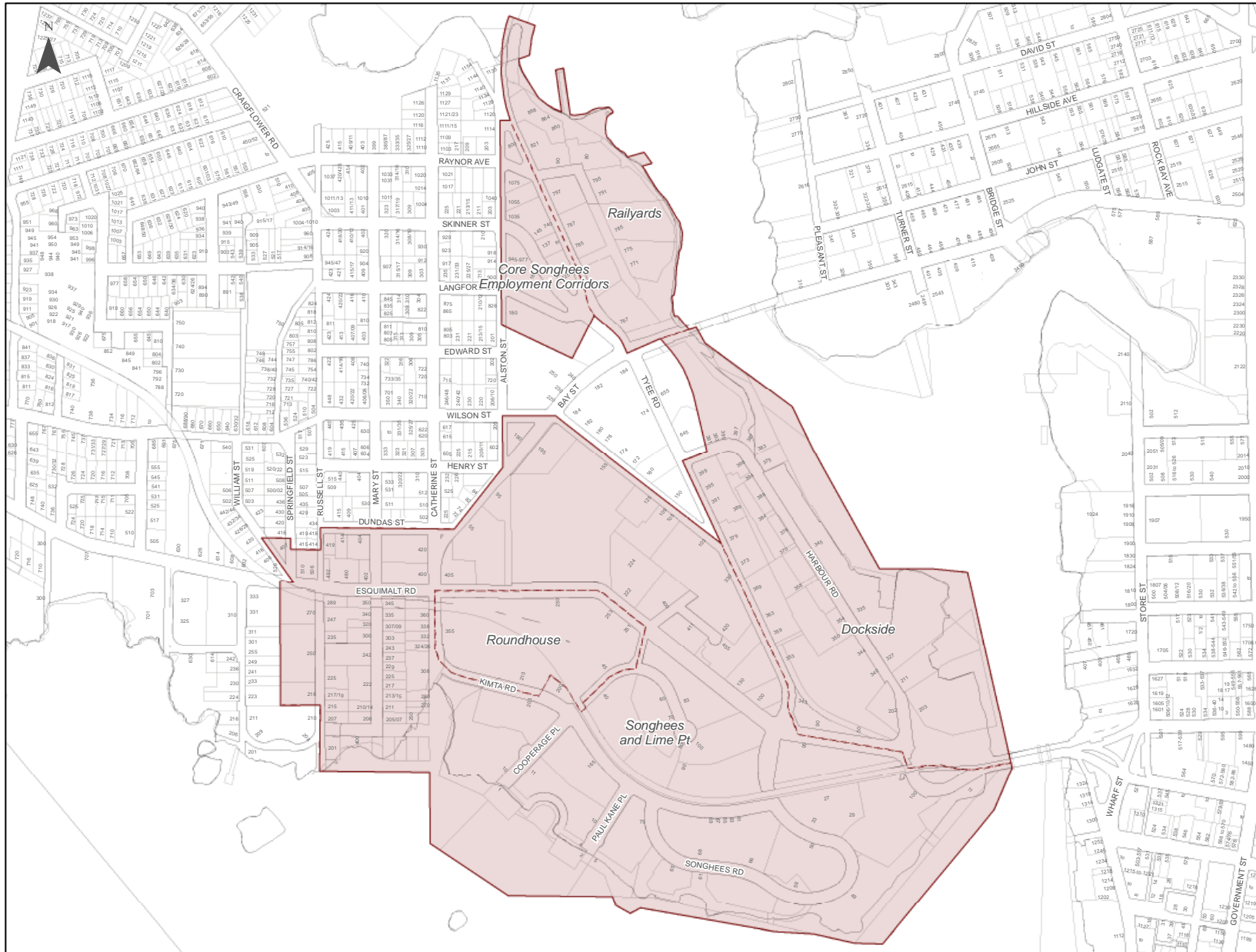
1. Pursuant to Section 488 (1) (d) and (f) and 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Map 63 is designated as Development Permit and Heritage Conservation Area DPA 12 (HC), Legislative Precinct, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 - (c) Heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 12 (HC), Legislative Precinct:
 - (i) A Heritage Alteration Permit is not required except for land, buildings or other structures, or portions thereof, which are:
 - (1) listed on the City of Victoria Heritage Register;
 - (2) subject to a Heritage Designation Bylaw; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for the following:
 - (1) actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single family dwellings and their accessory buildings and structures;
 - (3) residential duplexes and their accessory buildings and structures; or
 - (4) subdivision of Lot 2 of Lots 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, and 1743, Victoria City, Plan EPP38872 into two or more of the separate legal parcels described in section 6.2 (Subdivision) of the Capital Park Urban Design Guidelines, January 2015 (CPUDG)
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) The Legislative Precinct is an employment district to the south and west of the BC Parliament Buildings and Grounds. While some improvements to the Legislative Precinct are complete, there remains potential for revitalization through heritage conservation and infill, building additions and open spaces. The area has adequate capacity for commercial development including, but not limited to, office uses. There is also some capacity for multi-family (multi-unit) residential and mixed-use development with active commercial use at the street level.
 - (b) The Legislative Precinct has heritage value for its continuous function as an administrative district for the Legislature. Some of the area lands on Kingston Street, Menzies Street and Superior Street are located within the view shed of the BC Parliament Buildings and Grounds, the form and height of which are visually prominent from all directions. There are also clusters of high quality examples of Victorian Italianate and Edwardian Vernacular houses and pockets of historic commercial buildings including, but not limited to, the Queen’s Printer Building.
 - (c) Medium-density commercial, residential mixed-use and multi-unit development are identified in this plan for the Legislative Precinct with built form and character appropriate to an employment district in close proximity to the monumental BC Provincial Buildings and Grounds and low-to-medium density residential areas.
4. The objectives of this designation include:
 - (a) To revitalize an employment district through mid-rise commercial, multi-unit residential and mixed-use development of under utilized lands adjacent to and near the BC Parliament Buildings and Grounds, balanced with protection of views from public vantage points of the heritage landmark building as identified in Map 8 of this plan.
 - (b) To conserve the heritage value, special character and the significant historic buildings, features and characteristics of this area.
 - (c) To enhance the area through a high quality of architecture, landscape and urban design that reflects the function of an employment district in close proximity to low-to-mid-rise residential areas in scale, massing and character, while responding to its historic context including, but not limited, to the visual prominence of the BC Parliament Buildings and Grounds.
5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits.

 - › Legislative Precinct Volume 1 Urban Design Manual (1994) (not applicable within Lot 2 of Lots 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, and 1743, Victoria City, Plan EPP38872).

- › Legislative Precinct Volume 2 Development Area Guidelines (1994) (not applicable within Lot 2 of Lots 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, and 1743, Victoria City, Plan EPP38872).
- › Legislative Precinct Volume 3 Built Form Guidelines (1994) (not applicable within Lot 2 of Lots 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, and 1743, Victoria City, Plan EPP38872).
- › Guidelines for Fences, Gates and Shutters (2010).
- › Standards and Guidelines for the Conservation of Historic Places in Canada.
- › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
- › City of Victoria Heritage Program Sign & Awning Guidelines (1981).
- › Capital Park Urban Design Guidelines, January 2015 (CPUDG) (applicable only within Lot 2 of Lots 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, and 1743, Victoria City, Plan EPP38872).

Map 66: DPA 13: Core Songhees



DPA 13: CORE SONGHEES

1. Pursuant to Section 488 (1) (d) and (f) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Map 64 is designated as Development Permit Area DPA 13, Core Songhees, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
2. Application and Exemptions:
 - (a) Development Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 13, Core Songhees:
 - (i) A Development Permit is not required for:
 - (1) residential single family dwellings and their accessory buildings and structures;
 - (2) residential duplexes and their accessory buildings and structures;
 - (3) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m²;
 - (4) changes to existing landscaping, other than landscaping identified in a development permit for the property;
 - (5) subdivision of lands within the Roundhouse site, noted and circumscribed by dotted lines in Map 64, provided the subdivision is in accordance with the Development Area (DA) boundaries noted in the *Roundhouse Design Guidelines (2008)*;
 - (6) the subdivision of lands within the area marked “Railyards” in Map 64, provided the subdivision is in accordance with the Site Plan set out in the *Railyards Development Guidelines (2002)*; or
 - (7) the subdivision of lands within the areas marked “Songhees Lime Pt” in Map 64, provided the subdivision is in accordance with the Lot Requirements set out in the *Songhees Hillside Urban Design Guidelines (2005)*.
3. The special conditions that justify this designation include:
 - (a) Former rail yards and heavy industrial sites throughout the Songhees peninsula and along the Victoria West waterfront have been revitalized into mixed-use developments that include commercial and multi-family (multi-unit) residential. Some areas have maintained and coordinated commercial and light industrial uses with residential, live-work and work-live arrangements, with remaining capacity for further redevelopment.
 - (b) The Harbour Road industrial waterfront within the Upper Harbour is an important part of Victoria’s economy, containing marine-industrial activity focused on ship repair with a marine-industrial character in its site design and building forms.
 - (c) The E&N Roundhouse is a National Historic Site for its heritage value as one of the most intact and high quality examples of historic railway facilities in Canada. This industrial landscape has a rare grouping of buildings and structures including but not limited to, the roundhouse, a machine shop, car repair shops and a locomotive turntable. Revitalization of this former heavy industrial site for a variety of commercial uses, as well as residential use, merits special consideration given the close proximity to rail operations, and the guidance required for new development to respond to its historic context.
 - (d) The abundance of waterfront lands provides opportunities for the design of continuous pedestrian access along most of the peninsula’s waterfront, opportunities for view corridors across the harbour from various public vantage points, and require considerations for sensitive integration of pedestrian access with adjacent properties and development.
4. The objectives that justify this designation include:
 - (a) To continue to revitalize former rail yards and heavy industrial sites into areas of commercial use to increase vibrancy and strengthen commercial viability.
 - (b) To maintain a Working Harbour at the Harbour Road industrial waterfront and retain the area’s marine industrial character.
 - (c) To achieve a high quality of architecture, landscape and urban design that is unique to the Songhees peninsula and its special places, reflecting its former industrial uses and geographic features.
 - (d) To acknowledge the geographic context of the Songhees peninsula through building forms that are generally lower near the shoreline and gradually rise in height to correspond with the rise in topography.
 - (e) To maintain a pedestrian-oriented environment along the waterfront through a continuous public pathway, and the provision of public vantage points where waterfront access through marine-industrial areas is not possible.

5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

- (a) Guidelines for all areas within this designation:
 - (i) Victoria Harbour Plan (2001).
 - (ii) Guidelines for Fences, Gates and Shutters (2010).
- (b) In addition to the above guidelines, the following guidelines apply to specific areas within this designation, circumscribed with dotted lines and noted on Map 64:
 - (i) Dockside:
 - › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - › Design Guidelines for the Dockside Area (2005)
 - › Harbour Road Industrial Waterfront Design Guidelines (2008)
 - (ii) Railyards:
 - › City of Victoria Railyards Development Guidelines (2002)
 - (iii) Roundhouse:
 - › Roundhouse Design Guidelines (2008)(revised 2015)
 - › Standards and Guidelines for the Conservation of Historic Places in Canada
 - › Crime Prevention Through Environmental Design Guidelines (2004).
 - (iv) Songhees and Lime Point:
 - › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - › Policy Plan and Design Guidelines for the Songhees Area of Victoria West (2008).
 - (v) Core Songhees Employment Corridors:
 - › Policy Plan and Design Guidelines for the Songhees Area of Victoria West (2008)
 - › Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
 - › Revitalization Guidelines for Corridors, Villages and Town Centres (2017).

Map 67: DPA 14: Cathedral Hill Precinct



DPA 14: CATHEDRAL HILL PRECINCT

1. Pursuant to Section 488 (1) (d) and (f) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Map 65 is designated as Development Permit Area DPA 14, Cathedral Hill Precinct, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
2. Application and Exemptions:
 - (a) Development Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 14, Cathedral Hill Precinct:
 - (i) A Development Permit is not required for the following:
 - (1) residential single family dwellings and their accessory buildings and structures;
 - (2) residential duplexes and their accessory buildings and structures;
 - (3) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m²; or
 - (4) changes to existing landscaping, other than landscaping identified in a development permit for the property
3. The special conditions that justify this designation include:
 - (a) The Cathedral Hill Precinct is a unique six-block area in the northwest corner of Fairfield. It is part of the Core Residential area, which is a major residential centre on the edge of a regional commercial and employment district. It has some capacity for growth through intensified multi-unit residential development with commercial activity at grade. The portions of Blanshard Street between Fort and Broughton Streets are currently under-utilized with capacity for commercial development adjacent to the Core Business area.
 - (b) High and medium density multi-unit residential and commercial development are identified in this plan for the west portions of the Cathedral Hill Precinct with built form and place character appropriate to an urban setting, and transitioning to areas characterized by park space and lower density Urban Residential in the east portion of the Precinct and beyond.
 - (c) As a transition area, the Cathedral Hill Precinct contains a diverse range of land uses, building types and forms, streetscapes, parks and open spaces and an irregular street grid pattern, resulting in built form and character that varies from block to block.
 - (d) There is a collection of heritage resources throughout the Precinct which contribute to its unique character, including Christ Church Cathedral which is a significant heritage landmark located at a terminated vista at the head of Courtney Street with its bell tower as a skyline feature.
 - (e) There is potential for revitalization of the Cathedral Hill Precinct through redevelopment of sites including surface parking lots, and public realm improvements in balance with heritage conservation.
 - (f) The Cathedral Hill Precinct contains important public spaces, including Pioneer Square, which provide passive outdoor gathering and recreation space for residents, employees and visitors.
4. The objectives that justify this designation include:
 - (a) To revitalize an area of commercial use through redevelopment of sites including surface parking lots and public realm improvements to increase vibrancy, complement the adjacent Core Business area and strengthen commercial viability.
 - (b) To enhance the Cathedral Hill Precinct through a high quality of architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character, while respecting prominent heritage properties and landmarks.
 - (c) To recognize the transitional nature of the area between a high density Downtown and the medium to lower density residential neighbourhood through sensitive infill and the enhancement of streetscapes.
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

 - (a) Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - (b) City of Victoria Heritage Program Sign & Awning Guidelines (1981).
 - (c) Downtown Core Area Plan (2011), revised 2021 – with special attention to the following sections for the areas west of Quadra Street:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 3: Sidewalk Width Guidelines
 - (iii) Appendix 4: Building Design Guidelines

- (d) Guidelines for Fences, Gates and Shutters (2010).
- (e) Standards and Guidelines for the Conservation of Historic Places in Canada, prepared by Parks Canada
- (f) The following additional guidelines for the Cathedral Hill Precinct:
 - (i) Uses that are “dull” to pedestrians, e.g., space devoted to vehicles and service functions, fire exits, lobbies, blank walls, etc., should be kept to a minimum along all streets and walkways.
 - (ii) Large buildings should be visually broken into “human scaled” proportions. This could be achieved in a number of ways, including breaks in form, projections, balconies, bay windows, surface treatments and articulation.
 - (iii) New residential or commercial buildings should be sited and oriented to provide sufficient building separation to maintain livability for residences in both existing and planned future residences.
 - › In locations that allow for taller buildings (over eight storeys), modest increases in envisioned building height of up to two additional storeys may be considered in order to achieve more slender, simpler, vertically proportioned building forms within the envisioned density. The following setbacks are encouraged for portions of the building over 10m in height: a minimum 6m side yard setback for portions of the building between 10m and 30 m in height; a minimum 9m setback for portions of the building above 30m; and a 10m rear yard setback. (See Fig. 23, 24)
 - (iv) Site and design taller buildings to minimize wind tunnel impacts on the public realm.
 - (v) Facade design along sidewalks should provide features attractive to pedestrians: e.g. windows to people places or retail displays; doorways providing direct access; canopies; rounded corners at walkway intersections.
 - (vi) Ground floor retail and commercial uses should maximize the amount of glazing and windows to make activities and merchandise inside visible from the sidewalk to increase the interaction between pedestrians and businesses.
 - (vii) Overhangs and canopies are encouraged, especially on commercial buildings, to provide shelter from the elements and should be well designed to be compatible with local architecture. Backlit vinyl awnings are strongly discouraged. Aerial encroachment into the public right-of-way will require special approval.
 - (viii) Entrances to buildings should be clearly identified, visible and accessible from the principal frontage streets. A separate entrance should be provided if residential use is proposed for the building.
 - (ix) Individual street-oriented entrances for new residential development are encouraged.
 - (x) Principles of Crime Prevention Through Environmental Design should be incorporated into all design proposals.
 - (xi) New buildings should have minimal setbacks at street level. Buildings should incorporate setbacks at upper floors in order to allow sunlight to reach the street.
 - (xii) With the exception of non-residential frontages along portions of Blanshard Street and Quadra Street falling within the Cathedral Hill Precinct, new development should incorporate setbacks, responsive to context, sufficient to accommodate a landscaped transition or amenity space, between the building and the public sidewalk. This is to establish a streetscape pattern which transitions from the more urban downtown to surrounding neighbourhoods.
 - (xiii) Consideration should be given to the inclusion of open space for residential development in the form of public, semi-private or private space.
 - (xiv) Building massing should respect the smaller scale and the collection of forms that is the overriding characteristic of the area.
 - (xv) Features and landmarks should be respected and perpetuated. All opportunities should be explored to create a fitting backdrop to these features in texture, colour and details.
 - (xvi) Development proposals should clearly delineate the hierarchy of spaces – public, semi-private and private.
 - (xvii) Where a building has a significant street frontage, consideration should be given to the creation of landscaped open space accessible from the adjacent right-of-way. Possible locations include the corners of lots, at building entrances, at mid block walkways, and so on.
 - (xviii) Building massing, siting and design should respond to Pioneer Square and the Provincial Law Court Green, in order to maintain sunlight access to this public space, as evaluated by a shadow assessment, while providing “eyes on the park” through the location of windows, balconies and storefronts.

Figure 22: Building Separation for Taller Buildings, Cathedral Hill Precinct

At a given density, modest increase in height can support greater building separation and more slender buildings, enhancing livability for current and planned future residences.

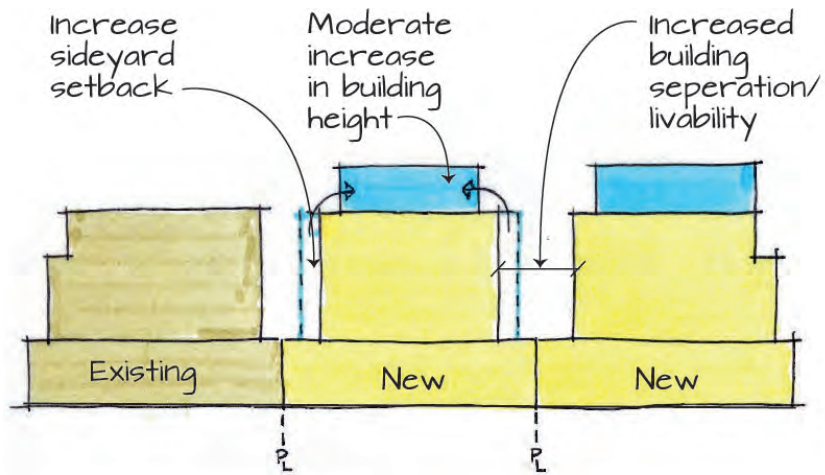
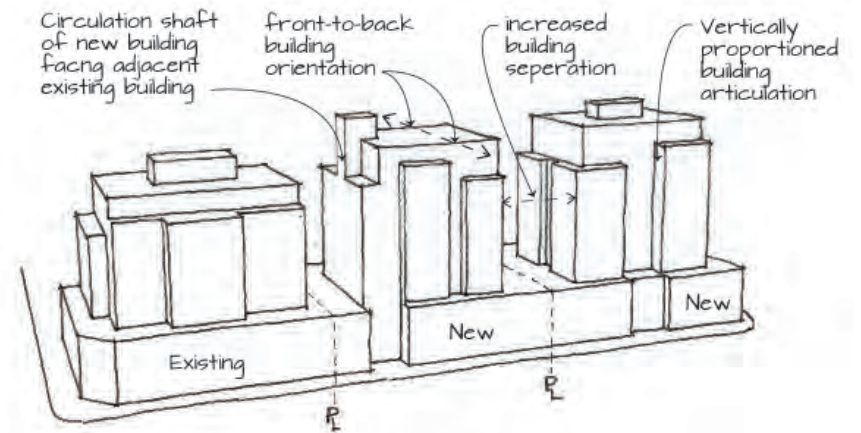
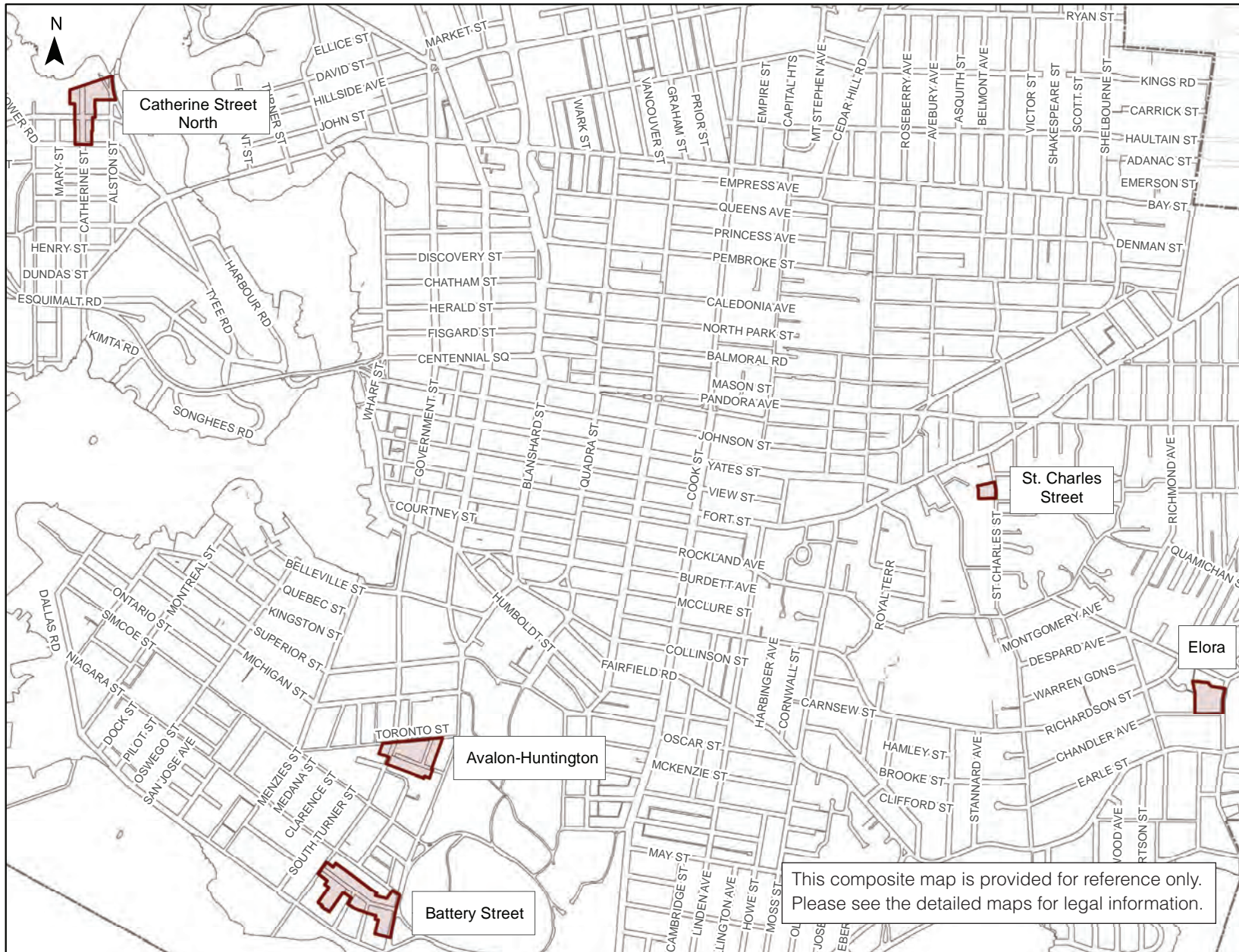


Figure 23: Building Orientation for Taller Buildings, Cathedral Hill Precinct

Examples of strategies for building orientation which encourage livability:



Map 68: HCA 1: Traditional Residential



HCA 1: TRADITIONAL RESIDENTIAL

1. Pursuant to Section 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 67, 68, 69, 70 and 71 is designated as Heritage Conservation Area HCA 1, Traditional Residential, for the purpose of heritage conservation.
2. Application and Exemptions:
 - (a) Heritage Alteration Permits are required in accordance with the *Local Government Act* except for:
 - (i) Building envelope remediation, so long as there are no changes to materials, appearance or design when the remediation is completed;
 - (ii) In-kind replacements of missing, worn or damaged exterior materials, so long as there are no changes to appearance or design when the replacements are completed.
 - (b) The General Exemptions identified in the “Overview” section of this Appendix do not apply to HCA 1, Traditional Residential.
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) Victoria has high quality examples of Victorian, Edwardian and mid-century Modern architecture, streetscapes and street patterns in its residential areas.
 - (b) Traditional Residential areas in this plan are the primary location of ground-oriented housing. They have some capacity for building additions and infill including but not limited to small-lot subdivisions, garden suites, duplexes and low-rise multi-family (multi-unit) and mixed-use residential development.
 - (c) Low-density single-family dwellings, duplexes, multi-unit residential and residential mixed-use along arterial and secondary arterial streets are identified in this plan for Traditional Residential areas, with built form and place character appropriate to an established and stable context.
4. The objectives of this designation include:
 - (a) To conserve and enhance the heritage value, special character and the significant buildings, features and characteristics of low-scale residential areas.
 - (b) To maintain and enhance the function, form and character of Traditional Residential areas through low-scale residential development, and low-scale residential mixed-use development along major roads.
 - (c) To enhance the area through infill and building additions with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.
5. Guidelines:

These Guidelines are to be considered and applied for Heritage Alteration Permits.

 - (a) for Catherine Street North:
 - › Standards and Guidelines for the Conservation of Historic Places in Canada
 - › City of Victoria Heritage Program Sign & Awning Guidelines (1981).
 - › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - (b) for Battery Street:
 - › Standards and Guidelines for the Conservation of Historic Places in Canada
 - › City of Victoria Heritage Program Sign & Awning Guidelines (1981).
 - › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - › James Bay Neighbourhood Plan (1993).
 - › Policy 9 (a): Require any infill to be sympathetic in scale, design, form and materials to surrounding units.

(c) for Elora:

- Standards and Guidelines for the Conservation of Historic Places in Canada.
- City of Victoria Heritage Program Sign & Awning Guidelines (1981).
- Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
- Gonzales Neighbourhood Community Plan (2002).
 - Objective 8.2.2. New buildings and additions that are sensitive to nearby heritage buildings, landscapes and streetscapes. Traditional or contemporary approaches to design are acceptable provided building massing and height are in keeping with neighbourhood buildings.

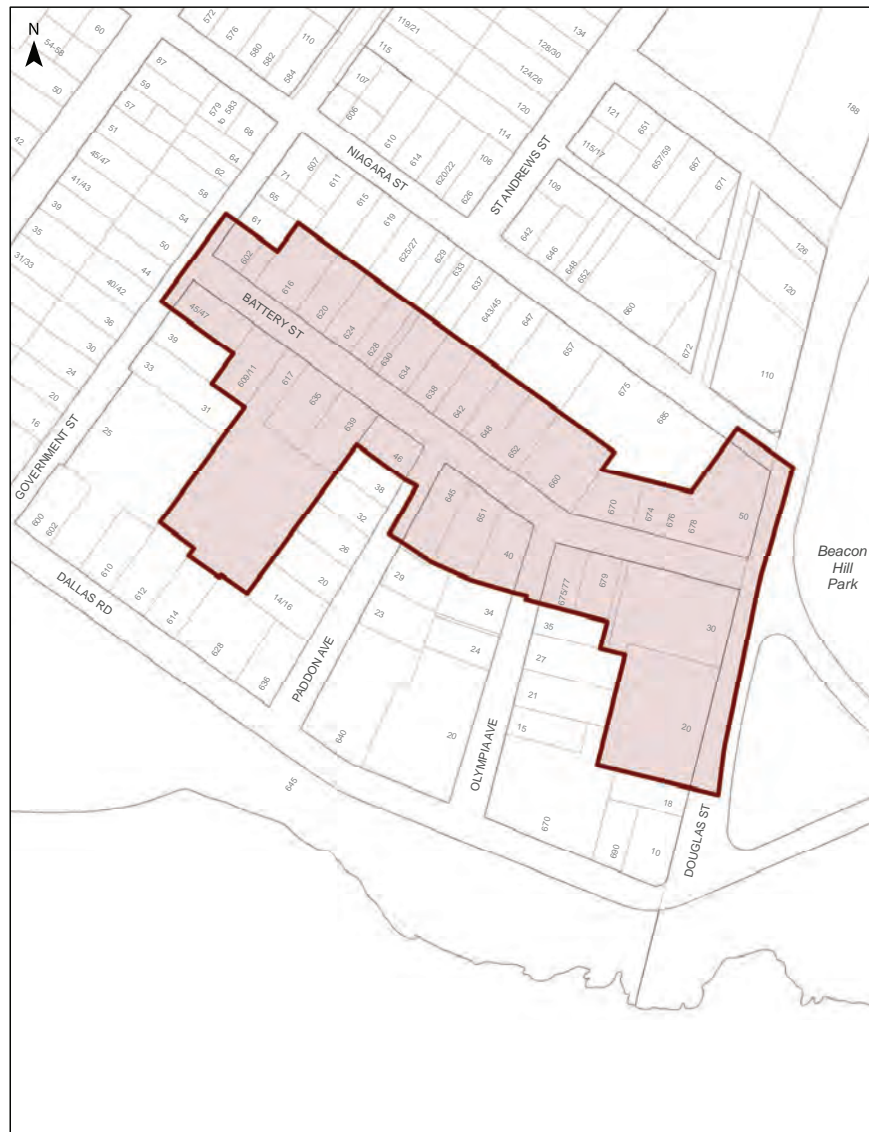
(d) for St. Charles Street:

- Standards and Guidelines for the Conservation of Historic Places in Canada.
- City of Victoria Heritage Program Sign & Awning Guidelines (1981).
- Advisory Design Guidelines for Buildings, Signs and Awnings (1981).

(e) for Avalon Huntington

- Standards and Guidelines for the Conservation of Historic Places in Canada
- City of Victoria Heritage Program Sign & Awning Guidelines (1981).
- Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
- James Bay Neighbourhood Plan (1993).
 - Policy 9 (a): Require any infill to be sympathetic in scale, design, form and materials to surrounding units.

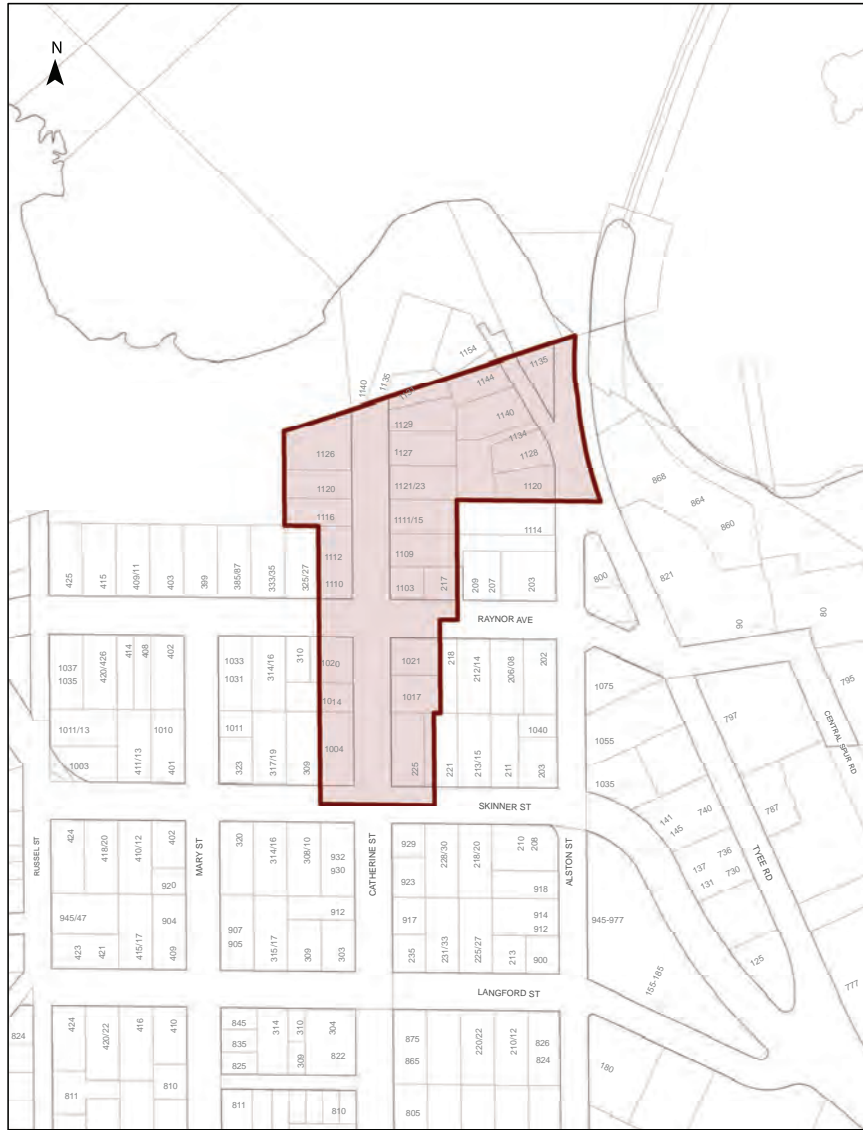
Map 69: HCA1: Traditional Residential – Battery Street



Map 70: HCA1: Traditional Residential – Avalon Huntington



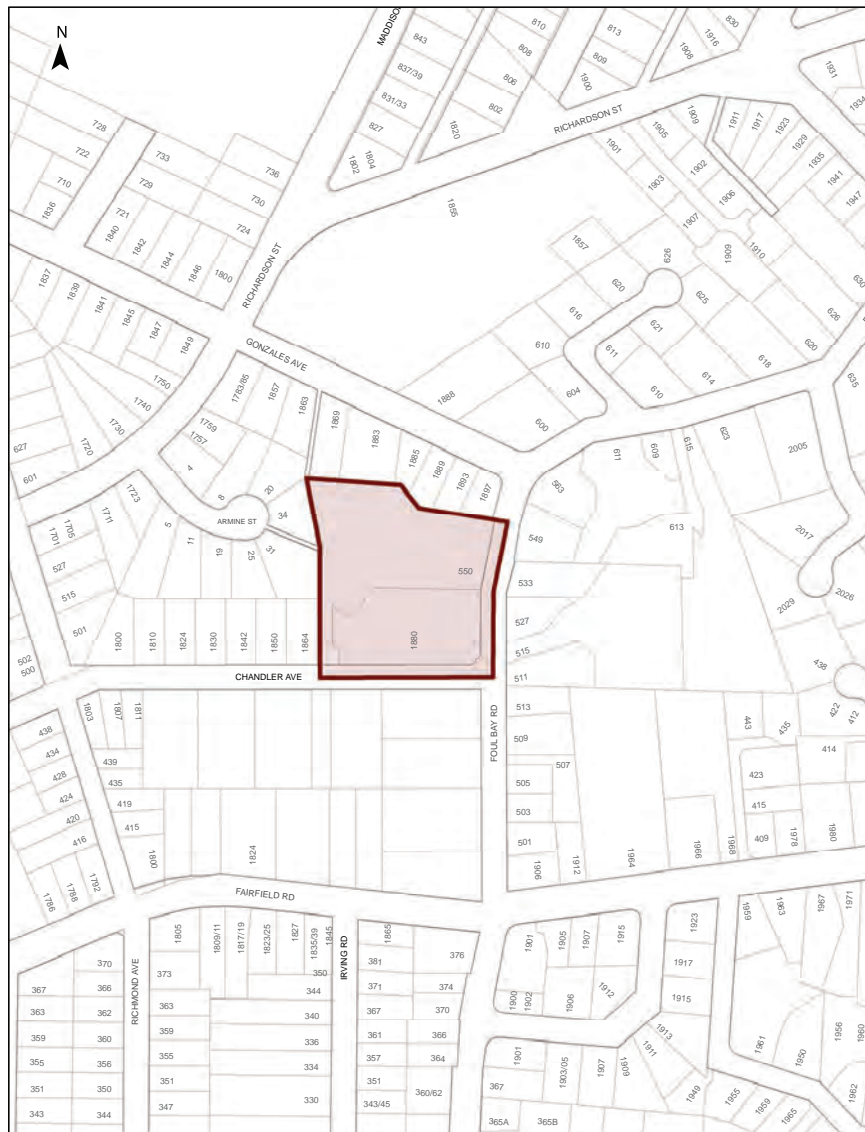
Map 71: HCA1: Traditional Residential – Catherine Street North



Map 72: HCA1: Traditional Residential – St. Charles Street



Map 73 : HCA1: Traditional Residential – Elora



DPA 15A: INTENSIVE RESIDENTIAL – SMALL LOT

1. Pursuant to Section 488 (1) (e) of the *Local Government Act*, the entire City is designated as Development Permit Area 15A, Intensive Residential – Small Lot Development, for the purpose of establishment of objectives for the form and character of intensive residential development.
2. Application and Exemptions:
 - (a) In this area,

“Small Lot Zone” means any of the following zones:

 - (i) R1-G2 Zone, Gonzales Small Lot District;
 - (ii) R1-S Zone, Single Family Dwelling (Small Lot) District;
 - (iii) R1-S1 Zone, Restricted Small Lot (One Storey) District;
 - (iv) R1-S2 Zone, Restricted Small Lot (Two Storey) District;
 - (v) R1-S-G Zone, Grant Street Small Lot District;
 - (vi) Any zone that specifically cross-references the regulations of any of the above zones; or
 - (vii) Any zone with the phrase “small lot” included in its zone name or title.

“Intensive Residential - Small Lot Development” means the construction of, addition to or alteration of a building or other structures on a lot with an area of less than 460 square metres in a Small Lot Zone.’;
 - (b) Development Permits are required for Intensive Residential – Small Lot Development in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix.
 - (c) Specific Exemptions for DPA 15A, Intensive Residential – Small Lot:
 - (i) A Development Permit is not required for:
 - (1) development that is not Intensive Residential – Small Lot Development;
 - (2) residential duplexes and their accessory buildings and structures;
 - (3) commercial, industrial or multi-family residential development; or
 - (4) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m².

3. The special conditions that justify this designation are:
 - (a) Victoria is a built-out city with few existing vacant lots available to accommodate new ground-oriented housing within the Traditional Residential areas. Capacity can be created through subdivision of existing parcels into smaller lots for development of infill housing.
 - (b) The neighbourhoods throughout Traditional Residential areas each have a unique sense of place and traditional character.
4. The objectives that justify this designation include:
 - (a) To accommodate 10% of Victoria’s anticipated population growth and associated housing growth in Small Urban Villages, and residential areas to encourage and support future and existing commercial and community services.
 - (b) To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts.
 - (c) To integrate more intensive residential development in the form of single family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods.
 - (d) To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.
 - (e) To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

 - › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - › Design Guidelines for Small Lot House (2002).

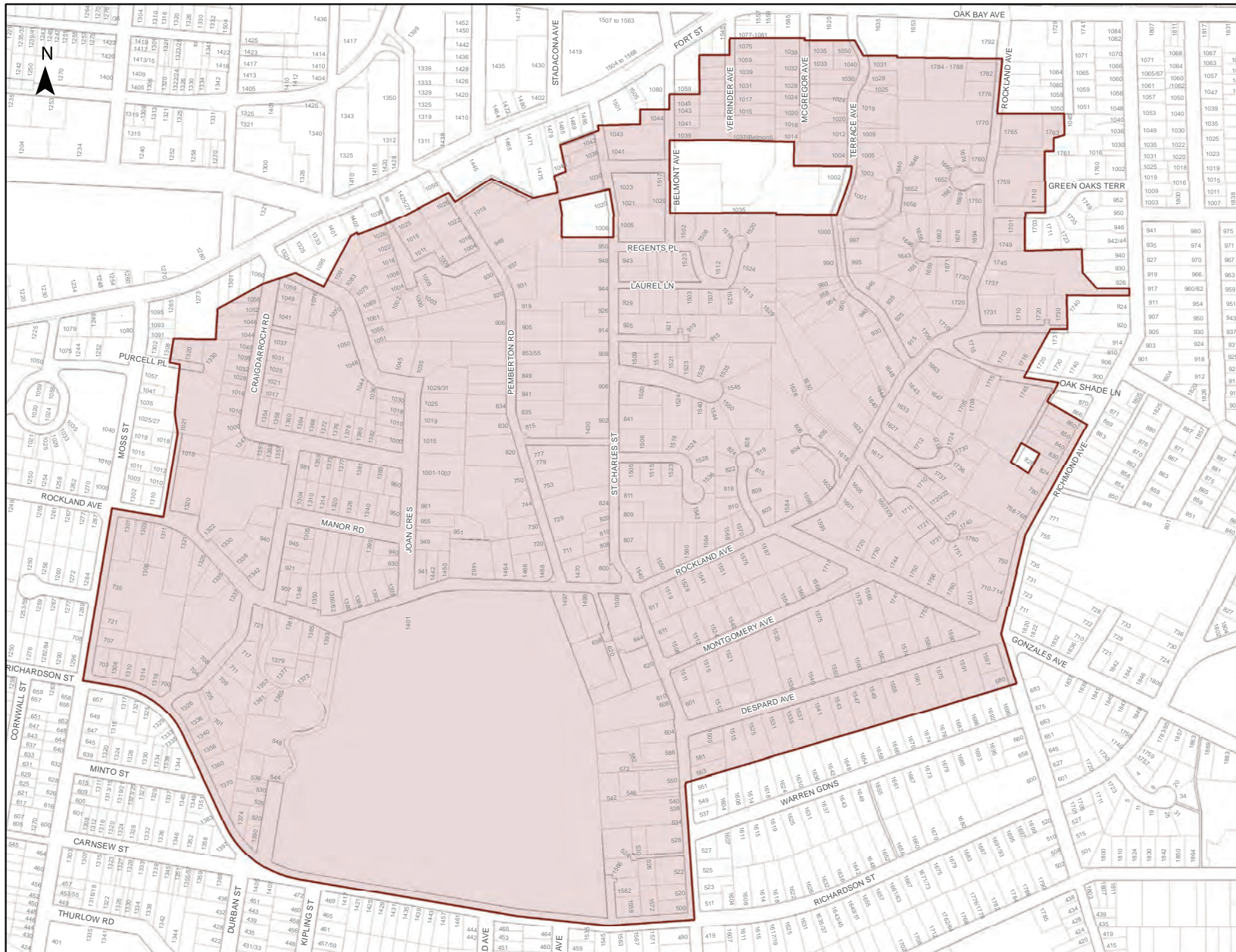
DPA 15B: INTENSIVE RESIDENTIAL – PANHANDLE LOT

1. Pursuant to Section 488 (1) (e) of the *Local Government Act*, the entire City is designated as Development Permit Area DPA 15B, Intensive Residential – Panhandle Lot, for the purpose of establishment of objectives for the form and character of intensive residential development.
2. Application and Exemptions:
 - (a) In this area, “Intensive Residential – Panhandle Lot Development” means:
 - (i) the subdivision of land which creates a panhandle lot; or
 - (ii) construction of, addition to or alteration of a building or other structures on a panhandle lot.
 - (b) Development Permits are required for Intensive Residential – Panhandle Lot Development in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (c) Specific Exemptions for DPA 15B, Intensive Residential – Panhandle Lot:
 - (i) A Development Permit is not required for:
 - (1) development that is not Intensive Residential – Panhandle Lot Development;
 - (2) alterations of or additions to buildings or other structures existing at the date the Panhandle Lot was created;
 - (3) residential duplexes and their accessory buildings and structures;
 - (4) commercial, industrial or multi-family residential development;
 - (5) construction of, addition to or alteration of a building or other structure on a panhandle lot created by subdivision on or before November 6, 2008; or
 - (6) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m².
3. The special conditions that justify this designation are:
 - (a) Victoria’s Traditional Residential areas are primarily characterized by low density single-family dwellings, some on relatively large lots with ample green space.
 - (b) These neighbourhoods each have a unique sense of place, traditional lot configuration, consistent pattern of building placement oriented towards the adjoining streets, and consistent pattern of building separation.
- (c) Subdivision of land into panhandle lot configurations within these Traditional Residential areas create a more intensive use than anticipated and a non-traditional housing pattern that may result in negative impacts to neighbourhood character and create privacy issues.
4. The objectives that justify this designation include:
 - (a) To preserve Traditional Residential character by ensuring that integration of panhandle lots and associated development are compatible with immediate neighbours, surrounding neighbourhood character and streetscapes.
 - (b) To achieve a high quality of architecture, landscape and urban design to mitigate negative impacts of panhandle lots.
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

 - (a) Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - (b) The following guidelines apply to DPA #15B Intensive Residential – Panhandle Lot irrespective of the title of the document:
 - › Design Guidelines for Small Lot House (2002).

Map 72: DPA 15C: Intensive Residential – Rockland



DPA 15C: INTENSIVE RESIDENTIAL – ROCKLAND

1. Pursuant to Section 488 (1) (e) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines in Map 72 is designated as Development Permit Area DPA 15C, Intensive Residential – Rockland, for the purpose of establishment of objectives for the form and character of intensive residential development.
2. Application and Exemptions:
 - (a) In this area, “Intensive Residential – Rockland Development” means construction of, addition to or alteration of an attached dwelling or semi-attached dwelling.
 - (b) Development Permits are required for Intensive Residential – Rockland Development in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (c) Specific Exemptions for DPA 15C, Intensive Residential – Rockland
 - (i) A Development Permit is not required for:
 - (1) development that is not Intensive Residential – Rockland Development;
 - (2) residential single-family dwellings and their accessory buildings and structures;
 - (3) a house conversion as defined in the Zoning Bylaw as amended from time to time;
 - (4) house conversion;
 - (5) additions to or alterations to an attached dwelling or semi-attached dwelling that does not result in an increase in the number of dwelling units contained within that attached dwelling or semi-attached dwelling;
 - (6) multi-family residential development, other than an attached dwelling;
 - (7) duplexes, other than a semi-attached dwelling;
 - (8) commercial or industrial development; or
 - (9) development for which a Development Permit is required, not exempt, and has been applied for under DPA 15F: Missing Middle Housing.
3. The special conditions that justify this designation include:
 - (a) The Rockland neighbourhood has a strong neighbourhood identity and unique sense of place due to the collection of mansions, the presence of significant heritage buildings, extensive gardens, urban design that relates to the neighbourhood’s rocky topography and the abundance of landmarks that include the Craigdarroch Castle, Government House and the Rockland Water Tower.
 - (b) The Traditional Residential areas of Rockland permit attached and semi-attached dwelling units. These land uses must be built side by side to provide direct access to the outside at grade level. This results in a more intensive form of residential development that may impact the large lot character of Rockland, covering a higher percentage of sites with buildings and structures.
4. The objectives that justify this designation are:
 - (a) To accommodate 10% of Victoria’s anticipated population growth and associated housing growth in Small Urban Villages, and residential areas, to encourage and support future and existing commercial and community services.
 - (b) To integrate more intensive residential development in the form of attached and semi-attached dwellings within the Rockland neighbourhood in a manner that preserves architectural integrity and established neighbourhood character.
 - (c) To retain the large lot character of Rockland.
 - (d) To achieve a high quality of architecture in the design of new attached and semi-attached dwellings, as well as a high quality of landscape and urban design to enhance the neighbourhood.
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

 - › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - › Design Guidelines for Attached and Semi-Attached Dwellings in the Rockland Neighbourhood (2011).

DPA 15D: INTENSIVE RESIDENTIAL – DUPLEX

1. Pursuant to Section 488 (1) (e) of the *Local Government Act*, the entire City is designated as Development Permit Area DPA 15D, Intensive Residential – Duplex, for the purpose of establishment of objectives for the form and character of intensive residential development.
2. Application and Exemptions:
 - (a) In this area, “Intensive Residential –Duplex Development” means:
 - (i) the subdivision of land zoned for two-family dwellings (duplex); or
 - (ii) construction of, addition to or alteration of a building or other structure on land zoned for two-family dwellings (duplex).
 - (b) Development Permits are required for Intensive Residential – Duplex Development in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (c) Specific Exemptions for DPA 15D, Intensive Residential Duplex:
 - (i) A Development Permit is not required for:
 - (1) development that is not Intensive Residential – Duplex Development;
 - (2) residential single-family dwellings and their accessory buildings and structures;
 - (3) lots where all contiguous properties contain existing multi-family (multi-unit) residential development;
 - (4) commercial, industrial or multi-family residential development;
 - (5) construction of, addition to or alteration of a building or other structure on land zoned for two-family dwellings (duplex) where such land was rezoned for two-family dwellings (duplex) on or before October 9, 1997;
 - (6) semi-attached dwellings for which a Development Permit is required, not exempt and has been applied for under DPA 15C: Intensive Residential – Rockland;
 - (7) development for which a Development Permit is required, not exempt, and has been applied for under DPA 15F: Missing Middle Housing; or
 - (8) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m².
3. The special conditions that justify this designation are:
 - (a) Victoria’s Traditional Residential areas are primarily characterized by low density single-family dwellings.
 - (b) These neighbourhoods each have a unique sense of place, traditional scale and character.
4. The objectives that justify this designation include:
 - (a) To accommodate 10% of Victoria’s anticipated population growth and associated housing growth in Small Urban Villages, and residential areas, to encourage and support future and existing commercial and community services.
 - (b) To integrate more intensive residential development in the form of two-family dwellings (duplexes) within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods.
 - (c) To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a compatible scale and adaptive to the local contexts.
 - (d) To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.
 - (e) To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits: In Fairfield Neighbourhood (see Map 18):

 - › Design Guidelines for Attached Residential Development: Fairfield Neighbourhood (2019).

In other parts of the city:

 - › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - › City of Victoria Neighbourliness Guidelines for Duplexes (1996).

DPA 15E: INTENSIVE RESIDENTIAL – GARDEN SUITES

1. Pursuant to Section 488 (1) (e) of the *Local Government Act*, the entire City is designated as Development Permit Area DPA 15E, Intensive Residential – Garden Suites, for the purpose of establishment of objectives for the form and character of intensive residential development.
2. Application and Exemptions:
 - (a) In this area, “Intensive Residential – Garden Suite Development” means construction of, addition to or alteration of a building or other structure on a lot which permits a garden suite.
 - (b) Development Permits are required for Intensive Residential – Garden Suite Development in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (c) Specific Exemptions for DPA 15E, Intensive Residential – Garden Suites
 - (i) A Development Permit is not required for:
 - (1) development that is not Intensive Residential – Garden Suite Development;
 - (2) residential single-family dwellings and their other accessory buildings and structures, excluding for greater certainty garden suites;
 - (3) residential duplexes and their accessory buildings and structures;
 - (4) commercial, industrial or multi-family residential development; or
 - (5) the subdivision of land.
3. The special conditions that justify this designation are:
 - (a) Victoria’s Traditional Residential areas are primarily characterized by low density single-family dwellings with a traditional scale and character.
 - (b) Victoria has the lowest proportion of ground-oriented dwellings in the region as well as a low vacancy rate for small rental units.
 - (c) Garden suites provide an opportunity for homeowners to utilize existing or new accessory buildings for residential uses as an alternative to, but not in addition to, secondary suites.
4. The objectives that justify this designation include:
 - (a) To accommodate 10% of Victoria’s anticipated population growth and associated housing growth in Small Urban Villages, and residential areas, to encourage and support future and existing commercial and community services.
 - (b) To provide Victoria renters with small, ground-oriented rental housing as a rental housing option.
 - (c) To integrate more intensive residential development in the form of garden suites, accessory to single-family dwellings, within existing Traditional Residential areas in a manner that is compatible with and respects the established character of the neighbourhoods.
 - (d) To achieve a high quality of architecture, landscape and urban design of properties with garden suites to enhance neighbourhoods and minimize conflicts with immediate neighbours.
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

 - › The Garden Suite Policy and Guidelines (2017).

DPA 15F: MISSING MIDDLE HOUSING

1. Pursuant to Section 488 (1) (a), (e), and (i) of the Local Government Act, the entire city is designated as Development Permit Area DPA 15F, Missing Middle Housing, for the following purposes:
 - (a) protection of the natural environment, its ecosystems and biological diversity,
 - (b) establishing objectives for the form and character of intensive residential development, and
 - (c) establishment of objectives to promote water conservation.
2. Application and Exemptions:
 - (a) In this area:

“Missing Middle Development” means construction of, addition to or alteration of a building, accessory structure or landscape on a lot which includes missing middle housing (housing in which:

 - (a) buildings are used or designed as two or more self-contained dwelling units, not counting accessory dwelling units, with at least half of the units having direct access to the outside, at least two of which share a common wall or an area that forms the floor of one unit and the ceiling of the other and are not linked by a trellis, deck, breezeway or similar connection; or
 - (b) a single family dwelling is located on a lot with a building on the heritage register.)
 - (b) Development Permits are required for Missing Middle Development in accordance with the Local Government Act, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (c) Specific Exemptions for DPA 15F, Missing Middle Housing:
 - (i) A Development Permit is not required for:
 - (1) development that is not Missing Middle Development;
 - (2) residential single-family dwellings, including accessory dwelling units, and their accessory buildings and structures unless the single-family dwelling is located on a lot that also includes missing middle housing;
 - (3) house conversion;
 - (4) commercial or industrial development;
 - (5) alterations to landscaped areas which neither expand the extent of paved or impervious areas nor remove trees or shrubs which are shown in a previously approved Development Permit; and
 - (6) development of a property with an Urban Place Designation other than Traditional Residential.
3. The special conditions that justify this designation include:
 - (a) Victoria’s Traditional Residential areas are primarily characterized by low density dwellings.
 - (b) These neighbourhoods each have a unique sense of place, traditional scale, and character.
 - (c) Missing middle housing provides an opportunity to integrate other types of ground-oriented housing forms into neighbourhoods to provide more housing diversity.
 - (d) Victoria’s Traditional Residential areas play a vital role in the conservation of water, including the management and infiltration of rainwater.
 - (e) The city’s Traditional Residential areas play a critical role in hosting and facilitating the continued growth of much of the city’s urban forest, which is instrumental to the resilience and flourishing of Victoria’s ecosystems and biodiversity amidst a changing climate.
 - (f) These areas contain properties with heritage value, and these properties may be permitted to add infill housing or additions on the same property.
4. The objectives that justify this designation are:
 - (a) To accommodate 10% of Victoria’s anticipated population growth and associated housing growth in Small Urban Villages, and residential areas, to encourage and support future and existing commercial and community services.
 - (b) To integrate more intensive residential development in the form of missing middle housing within Traditional Residential areas in a manner that respects the desirable characteristics of the natural and built environment in these areas.
 - (c) To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a compatible scale and adaptive to the local contexts.
 - (d) To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.
 - (e) To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for site planning and building designs that promote livability and provide sensitive transitions to adjacent developments.

- (f) To promote water conservation, on-site rainwater management and infiltration, as well as minimize impact of accommodating housing growth on the stormwater utility.
- (g) To facilitate the continued growth of the city's urban forest canopy cover through conservation and replacement of the green space that supports a healthy urban forest, with particular attention to the needs of large canopy trees.
- (h) To encourage the conservation of heritage value and guide the sensitive design of infill housing or additions on a property containing historic buildings or other heritage value.

5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

- › Missing Middle Design Guidelines (2022).
- › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).

DPA 16: GENERAL FORM AND CHARACTER

1. Pursuant to Section 488 (1) (f) of the *Local Government Act*, the entire City is designated as Development Permit Area 16, General Form and Character for the purpose of establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 2. Application and Exemptions:
 - (a) Development Permits are required for multi-family (multi-unit) residential (three or more units), commercial and industrial development in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 16, General Form and Character:
 - (i) A Development Permit is not required for:
 - (1) the subdivision of land or the construction of, addition to or alteration of a building or other structure:
 - (A) within any of the following Development Permit Areas or Heritage Conservation Areas:
 - DPA 1(HC), Core Historic;
 - 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 8, Victoria Arm – Gorge Waterway;
 - DPA 9(HC), Inner Harbour;
 - 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;
 - DPA 16A, General Urban Design;
 - DPA 17 (HC), North Park Village and District;
 - HCA 1, Traditional Residential; or
- (B) for which a Development Permit is required, not exempt and has been applied for under:
 - DPA 15A, Intensive Residential – Small Lot;
 - DPA 15B, Intensive Residential – Panhandle Lot;
 - DPA 15C, Intensive Residential – Rockland;
 - DPA 15D, Intensive Residential – Duplex;
 - DPA 15E, Intensive Residential – Garden Suites; or
 - DPA 15F, Missing Middle Housing.
- (2) development that is not commercial, industrial or multi-family residential development, or that does not otherwise include a commercial, industrial or multi-family residential component including for greater certainty:
 - (a) residential single-family dwellings and their accessory buildings and structures,
 - (b) residential duplexes and their accessory buildings and structures,
 - (c) institutional development so long as such development does not include a commercial, industrial or multi-family residential component;
- (3) house conversion;
- (4) alterations to existing buildings, excluding new additions; or
- (5) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m².
3. The special conditions that justify this designation include:
 - (a) Commercial, industrial and multi-unit residential developments are envisioned in designated areas throughout the city, with further growth identified in this plan.
 - (b) Multi-unit residential, commercial and industrial developments are often located along or visible from high traffic corridors and areas (vehicular and pedestrian) including positions at gateways. They therefore merit special attention to form and character to take advantage of visual prominence, to mitigate any negative impacts of intensity of development, and to enhance the established character of adjacent or nearby existing buildings and streetscapes, and surrounding areas.
 - (c) Commercial, industrial and multi-unit residential buildings often share an interface with Traditional Residential areas with low-rise built form and established character that require consideration for sensitive transition.
 - (d) The presence of heritage properties throughout the city warrants special

design consideration that balances heritage conservation and new development that responds to historic setting, where this is relevant

4. The objectives that justify this designation include:
 - (a) To support commercial, industrial and multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys, or lower.
 - (b) To integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including its heritage character.
 - (c) To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions.
 - (d) To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.

5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

- (a) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (b) Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012), revised 2019
- (c) Guidelines for Fences, Gates and Shutters (2010)

Map 75: HCA 2: Robert Street Heritage Conservation Area



HCA 2: ROBERT STREET HERITAGE CONSERVATION AREA

1. Pursuant to Section 614 of the *Local Government Act, 2015* the area that is shaded and circumscribed by solid lines on Map 75 is designated as HCA 2: Robert Street Heritage Conservation Area, for the purpose of heritage conservation.
2. Application and Exemptions
 - (a) A Heritage Alteration Permit is required in accordance with section 615(1) of the *Local Government Act, 2015* except for:
 - (i) alterations to the exterior of a building that is not protected heritage property, which does not require a building permit application, and where no other exemptions listed below apply;
 - (ii) a demolition permit for a building or structure not located on a protected heritage property;
 - (iii) building envelope remediation, so long as there are no changes to materials, appearance or design when the remediation is completed;
 - (iv) in-kind replacements of missing, worn, or damaged exterior materials, so long as there are no changes to appearance or design when the replacements are completed;
 - (v) interior renovations;
 - (vi) exterior painting of buildings;
 - (vii) roof replacement using similar materials;
 - (viii) rear deck construction;
 - (ix) on lots with a single street frontage, additions to the rear elevation of a building, which are under 100 square metres in size, less than the width of the rear elevation, and equal to or less than the height of the lowest portion of the roof;
 - (x) on lots with a single street frontage, a single garden suite located in the rear yard;
 - (xi) landscaping alterations to features not identified in section 3;
 - (xii) replacement of eaves troughs, downspouts and exterior lighting;
 - (xiii) sustainability upgrades that do not affect the appearance of a building from the street;
 - (xiv) interior insulation;
 - (xv) envelope air sealing like weather stripping; or
 - (xvi) mechanical system upgrades, including but not limited to those with exterior equipment such as heat pumps and air conditioning units.

- (b) The General Exemptions identified in the “Overview” section of this Appendix do not apply to HCA 2 Robert Street Heritage Conservation Area.
 - (c) Where the exterior of a building that is not a protected heritage property is subject to a building permit application, the Robert Street Heritage Conservation Area Guidelines (2021) for new construction apply.
- 3.** For the purposes of sections 614(2)(a) and 615(3) of the *Local Government Act*, 2015, the special features, characteristics and special conditions that justify the designation of a portion of Robert Street and a portion of Seaforth Street as a Heritage Conservation Area, and which contribute to the heritage character or heritage value of the area include:
- (a) residential buildings reflecting a range of income levels, including large Late Victorian and Edwardian era homes built between 1888 and 1911 and modest wartime homes in the minimal traditional style built between 1939 and 1945, which together reflect the social evolution of Victoria West from a wealthy, exclusive neighbourhood to one with a diverse mix of working-class residents;
 - (b) consistent pattern of pitched roofs including cross-gabled, hipped and pitched roofs, typically with at least one front-facing gable;
 - (c) horizontal massing of buildings on the street;
 - (d) high degree of livability achieved through generous side yard setbacks;
 - (e) relatively consistent lot widths;
 - (f) relatively consistent front yard setbacks; and
 - (g) the King apple tree located in the rear yard of 223 Robert Street.
- 4.** The objectives of this designation include:
- (a) To conserve and enhance the special character of the protected heritage property, features and characteristics that contribute to the heritage value of the Robert Street Heritage Conservation Area;
 - (b) To ensure that new buildings in the Robert Street Heritage Conservation Area, are compatible, and complementary to the protected heritage property and special features and characteristics of the area; and
 - (c) To enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.

5. Guidelines

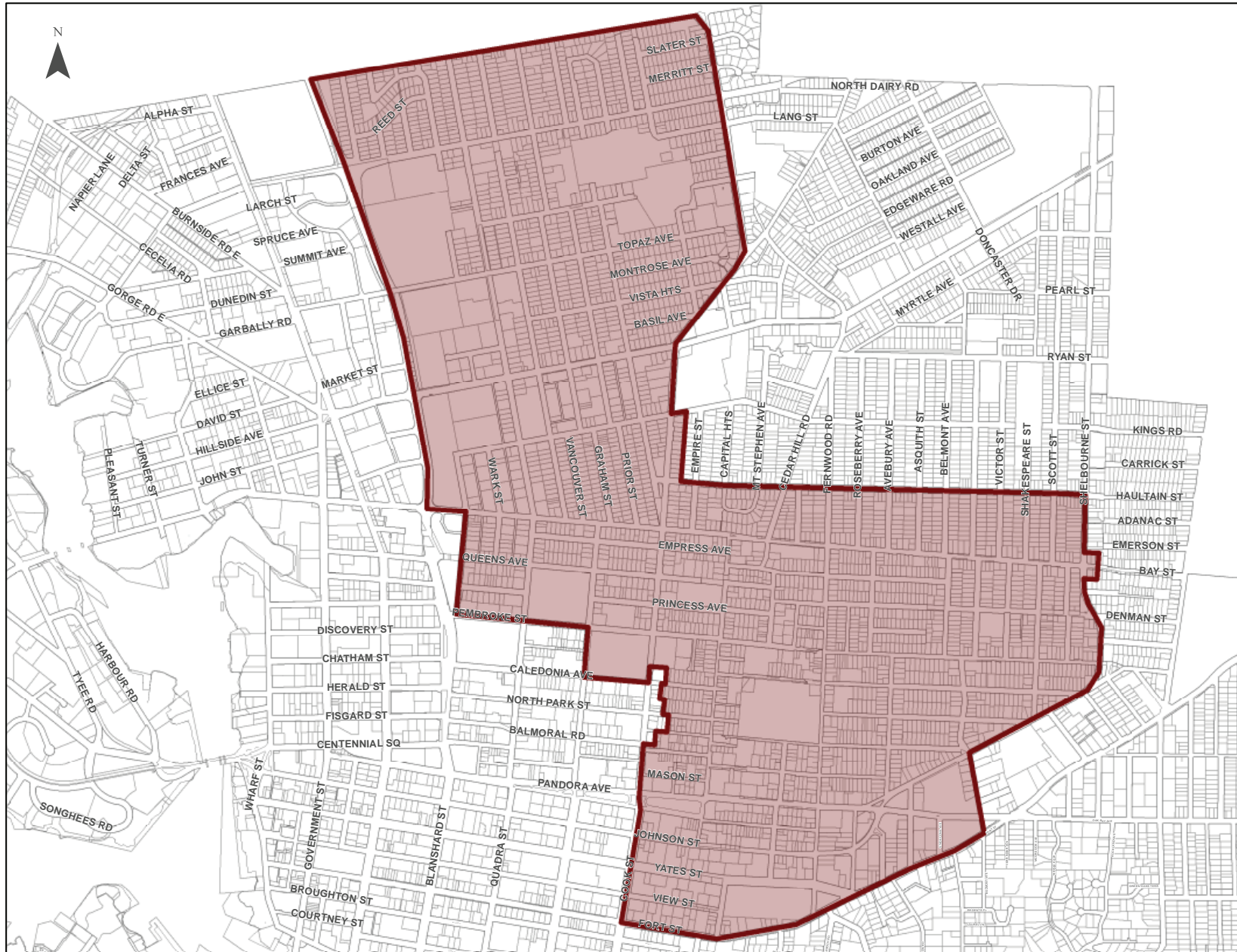
These Guidelines are to be considered and applied for Heritage Alteration Permits:

- (a) Robert Street Heritage Conservation Area Guidelines (2022).
- (b) Standards and Guidelines for the Conservation of Historic Places in Canada.
- (c) City of Victoria Heritage Program Sign & Awning Guidelines (1981).
- (d) Policy 10.3 of the Victoria West Neighbourhood Plan (2018).

6. Schedule of Protected Heritage Property for HCA 2: Robert Street Heritage Conservation Area:

1. 206 Robert Street
2. 224 Robert Street
3. 223 Robert Street
4. 230 Robert Street
5. 233 Robert Street
6. 242 Robert Street
7. 255 Robert Street
8. 614 Seaforth Street

Map 76: DPA 16A – General Urban Design



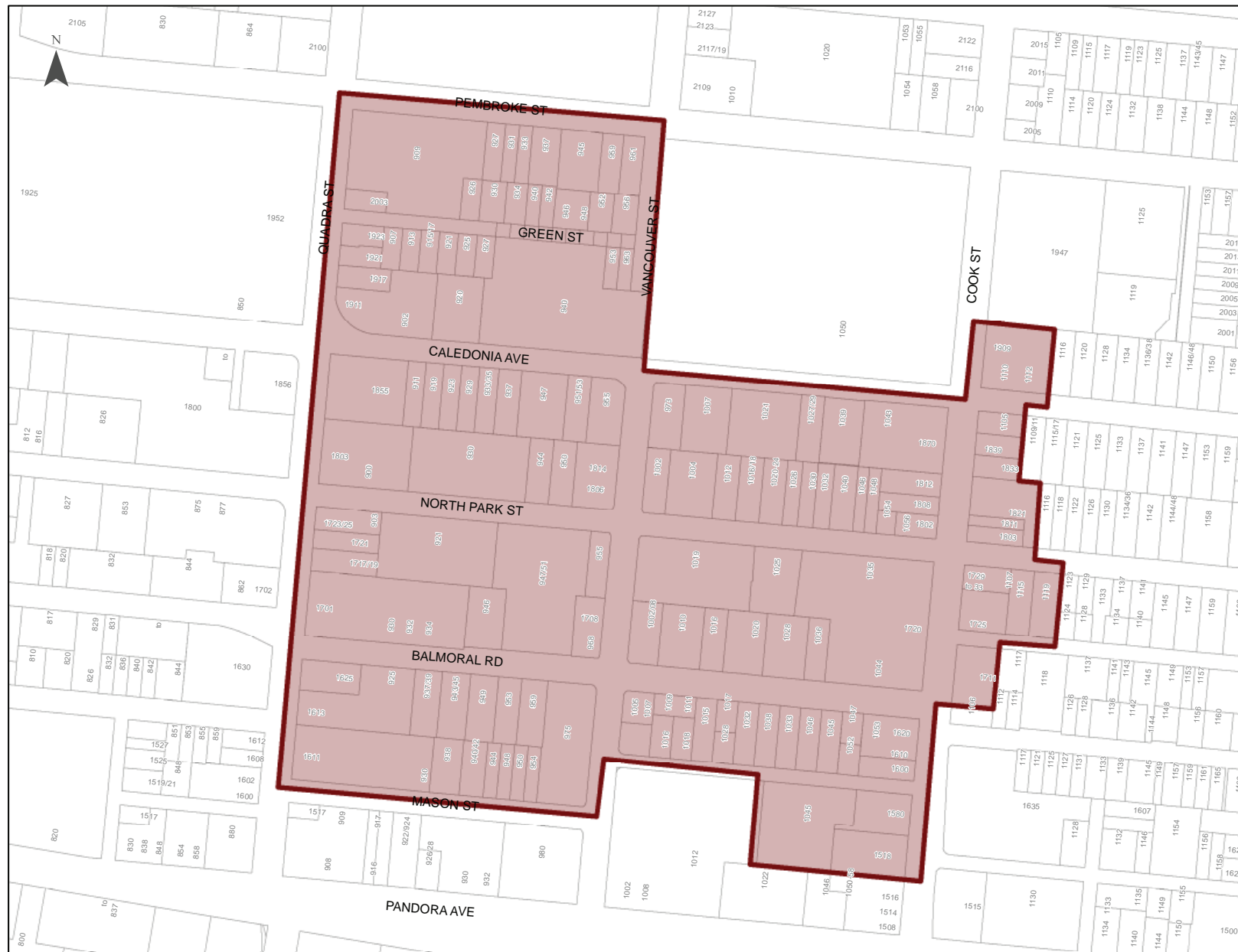
DPA 16A: GENERAL URBAN DESIGN

1. Pursuant to Section 488 (1) (e) (h) (i) and (j) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 76 is designated as Development Permit Area DPA 16A, General Urban Design, for the following purposes:
 - (a) establishing objectives for the form and character of commercial, industrial, and multi-family residential development;
 - (b) establishing objectives to promote energy conservation;
 - (c) establishing objectives to promote water conservation; and
 - (d) establishing objectives to promote the reduction of greenhouse gas emissions.
 2. Application and Exemptions:
 - (a) Development Permits are required for multi-family (multi-unit) residential (three or more units), commercial, and industrial development in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 16A, General Urban Design:
 - (i) A Development Permit is not required for:
 - (1) the subdivision of land or the construction of, addition to, or alteration of a building or other structure:
 - (A) within any of the following Development Permit Areas or Heritage Conservation Areas:
 - DPA 1(HC), Core Historic;
 - 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 8, Victoria Arm – Gorge Waterway;
 - DPA 9(HC), Inner Harbour;
 - 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;
 - DPA 17, North Park Village Area; or
 - HCA 1, Traditional Residential; or
- (B) for which a Development Permit is required, not exempt, and has been applied for under:
 - DPA 15A, Intensive Residential – Small Lot;
 - DPA 15B, Intensive Residential – Panhandle Lot;
 - DPA 15C, Intensive Residential – Rockland;
 - DPA 15D, Intensive Residential – Duplex;
 - DPA 15E, Intensive Residential – Garden Suites; or
 - DPA 15F, Intensive Residential – Missing Middle Housing
- (2) development that is not commercial, industrial, or multi-family residential development, or that does not otherwise include a commercial, industrial or multi-family residential component including for greater certainty:
 - (A) residential single-family dwellings and their accessory buildings and structures; or
 - (B) residential duplexes and their accessory buildings and structures;
- (3) house conversion;
- (4) alterations to existing buildings, excluding new additions; or
- (5) the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 9.2m².
3. The special conditions that justify this designation include:
 - (a) Commercial, industrial and multi-unit residential developments are envisioned in designated areas throughout the city, with further growth identified in this plan.
 - (b) Multi-unit residential, commercial and industrial developments may be located along or visible from prominent transit corridors, quiet streets or public spaces. They therefore merit attention to mitigate any negative impacts, co-exist with adjacent existing or planned future development, support livability for new residents, and enhance the character of streetscapes and surrounding areas.
 - (c) Commercial, industrial and multi-unit residential buildings may share an interface with areas envisioned for low-rise built form that requires consideration for sensitive transition.
 - (d) The presence of heritage properties throughout the city warrants special design consideration that balances heritage conservation and new

development that responds to historic setting, where this is relevant.

- (e) Thirty-two percent of greenhouse gas emissions in Victoria are generated by multi-unit residential, commercial, institutional or industrial buildings and addressing these emissions in new buildings is an important aspect of climate change mitigation.
 - (f) Climate change is anticipated to lead to more extreme weather events, including more intense rainfall and heat waves. As new buildings and associated landscapes are built, consideration of energy and water conservation is an important aspect of climate change mitigation.
4. The objectives that justify this designation include:
- (a) To support commercial, industrial and multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys, or lower.
 - (b) To integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including its heritage character.
 - (c) To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions.
 - (d) To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.
 - (e) To reduce greenhouse gas emissions generated by new buildings.
 - (f) To enhance energy and water conservation qualities of new buildings and associated landscapes.
5. Guidelines:
- (a) These Guidelines are to be considered and applied for Development Permits:
 - › General Urban Design Guidelines (2022).
 - › Guidelines for Fences, Gates and Shutters (2010).

Map 77: DPA 17 (HC): North Park Village and District



DPA 17 (HC): NORTH PARK VILLAGE AND DISTRICT

1. Pursuant to Section 488 (1) (d), (f), (h), (i), and (j) and 614 of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 77 is designated as Development Permit and Heritage Conservation Area DPA 17 (HC), North Park Village Area, for the purposes of:
 - (a) revitalizing an area in which a commercial use is permitted;
 - (b) establishing objectives for the form and character of commercial, industrial and multi-family residential development;
 - (c) establishing objectives to promote energy conservation;
 - (d) establishing objectives to promote water conservation;
 - (e) establishing objectives to promote the reduction of greenhouse gas emissions; and
 - (f) heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the *Local Government Act*, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 17 (HC), North Park Village Area:
 - (i) A Heritage Alteration Permit is not required except for land, buildings or other structures, or portions thereof, which are:
 - (1) listed on the City of Victoria Heritage Register;
 - (2) subject to a Heritage Designation Bylaw; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for:
 - (1) actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single-family dwellings and their accessory buildings and structures; or,
 - (3) residential duplexes and their accessory buildings and structures.
3. The special features, characteristics, and special conditions that justify this designation include:
 - (a) This part of the North Park neighbourhood is characterized by a significant residential district, evolving urban village and employment land on the edge of the Downtown Core Area, a regional commercial and employment district. It has lands available for residential growth through intensified multi-unit residential and mixed use development.
 - (b) Thirty-two percent of greenhouse gas emissions in Victoria are generated by multi-unit residential, commercial, institutional or industrial buildings and addressing these emissions in new buildings is an important aspect of climate change mitigation.
 - (c) Climate change is anticipated to lead to more extreme weather events, including more intense rainfall and heat waves. As new buildings and associated landscapes are built, consideration of energy and water conservation is an important aspect of climate change mitigation.
 - (d) This part of the North Park neighbourhood has heritage value for its role as an early neighbourhood of the city that was home to a wide variety of businesses and residents, which informed its form and character and continues to do so. The diverse mix of uses and corresponding building types in a relatively small area gives it a unique character and value.
 - (e) Areas along Quadra Street have heritage value for their role as a church precinct. The form and character of the area has evolved in response to clustering of places of worship along and near Quadra Street, with the spires of which have been prominent features in the surrounding skyline since the late 19th and early 20th century.
4. The objectives of this designation include:
 - (a) To support a mix of mid-rise residential development within this district between Quadra Street and Cook Street, balanced with protection of views from public vantage points of heritage landmark buildings primarily clustered along Quadra Street, as identified on Map 8 in this plan.
 - (b) To support the continued evolution of North Park Village as a vibrant mixed-use centre for the surrounding neighbourhoods.
 - (c) To support the continued evolution of parts of North Park Street as a location for artisan and light industrial employment compatible with its location within a residential area.
 - (d) To conserve and enhance the heritage value, special character and significant historic buildings, features and characteristics of this area.
 - (e) To enhance the area through a high quality of architecture, landscape and urban design that reflects its adjacency to, yet unique identity from the downtown, while responding to its context of a skyline with prominent heritage landmark buildings and enhancing the urban forest in the more urban parts of the North Park neighbourhood.
 - (f) To reduce greenhouse gas emissions generated by new buildings.
 - (g) To enhance energy and water conservation qualities of new buildings and associated landscapes.

5. Guidelines

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

- › General Urban Design Guidelines (2022), with special attention to the following sections:
 - 7.1 Buildings with industrial uses,
 - 7.2 Heritage building context and skyline, and
 - 8.3 Supplementary design guidelines for urban villages.
- › Guidelines for Fences, Gates and Shutters (2010).
- › Standards and Guidelines for the Conservation of Historic Places in Canada.
- › City of Victoria Heritage Program Sign & Awning Guidelines (1981).

Map 78: HCA 3: Lewis Street Heritage Conservation Area**HCA 3: LEWIS STREET HERITAGE CONSERVATION AREA**

1. Pursuant to Section 614 of the *Local Government Act, 2015* the area that is shaded and circumscribed by solid lines on Map 78 is designated as HCA 3: Lewis Street Heritage Conservation Area, for the purpose of heritage conservation.
2. Application and Exemptions
 - (a) A Heritage Alteration Permit is required in accordance with section 615(1) of the *Local Government Act, 2015* except for:
 - (i) alterations to the exterior of a building that is not protected heritage property, which does not require a building permit application, and where no other exemptions listed below apply;
 - (ii) A demolition permit for a building or structure not located on a protected heritage property;
 - (iii) building envelope remediation, so long as there are no changes to materials, appearance or design when the remediation is completed;
 - (iv) in-kind replacements of missing, worn, or damaged exterior materials, so long as there are no changes to appearance or design when the replacements are completed;
 - (v) interior renovations;
 - (vi) exterior painting of buildings;
 - (vii) roof replacement using similar materials;
 - (viii) rear deck construction;
 - (ix) on lots with a single street frontage, additions to the rear elevation of a building, which are under 100 square metres in size, less than the width of the rear elevation, and equal to or less than the height of the lowest portion of the roof;
 - (x) on lots with a single street frontage, a single garden suite located in the rear yard;
 - (xi) replacement of eaves troughs, downspouts and exterior lighting;
 - (xii) sustainability upgrades that do not affect the appearance of a building from the street;
 - (xiii) interior insulation;
 - (xiv) envelope air sealing like weather stripping; or
 - (xv) mechanical system upgrades, including but not limited to those with exterior equipment such as heat pumps and air conditioning units, that do not affect the appearance of a building from the street.

- (b) The General Exemptions identified in the “Overview” section of this Appendix do not apply to HCA 3 Lewis Street Heritage Conservation Area.
 - (c) Where the exterior of a building that is not a protected heritage property is subject to a building permit application, the Lewis Street Heritage Conservation Area Guidelines (2023) for new construction apply.
- 3.** For the purposes of sections 614(2)(a) and 615(3) of the Local Government Act, 2015, the special features, characteristics and special conditions that justify the designation of a portion of Lewis Street as a Heritage Conservation Area, and which contribute to the heritage character or heritage value of the area include:
- (a) residential buildings reflecting a range of architectural styles from the first three decades of 20th century including Arts and Crafts, Queen Anne and Colonial Bungalow styles;
 - (b) consistent pattern of pitched roofs including cross-gabled, hipped and pitched roofs;
 - (c) vertical massing of buildings on the street, utilizing the depth of most lots;
 - (d) relatively consistent front yard setbacks of 5m or less; and
 - (e) relatively consistent relationship of buildings to the street through generous glazing and porches on front facades.
- 4.** The objectives of this designation include:
- (a) To conserve and enhance the special character of the protected heritage property, features and characteristics that contribute to the heritage value of the Lewis Street Heritage Conservation Area;
 - (b) To ensure that new buildings in the Lewis Street Heritage Conservation Area, are compatible, and complementary to the protected heritage property and special features and characteristics of the area; and
 - (c) To enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.

5. Guidelines

These Guidelines are to be considered and applied for Heritage Alteration Permits:

- > Lewis Street Heritage Conservation Area Guidelines (2023).
- > Standards and Guidelines for the Conservation of Historic Places in Canada.
- > City of Victoria Heritage Program Sign & Awning Guidelines (1981).
- > Heritage Preservation Policies 2 and 4 of the James Bay Neighbourhood Plan (1993).

6. Schedule of Protected Heritage Property for HCA 3: Lewis Street Heritage Conservation Area:

1. 19 Lewis Street
2. 20 Lewis Street
3. 24/26 Lewis Street
4. 35 Lewis Street
5. 38 Lewis Street
6. 39 Lewis Street
7. 43 Lewis Street
8. 50 Lewis Street
9. 53 Lewis Street
9. 67 Lewis Street