



December 14, 2006 h:\gis-2000\maps\ocp maps\dp area maps (layout 10.1)

Map 10.1  
 Development Permit Area 1  
 (Heritage Conservation)  
 Old Town and China Town



## DEVELOPMENT PERMIT Area 1 (HERITAGE CONSERVATION), OLD TOWN AND CHINATOWN

1. (a) Pursuant to Section 919.1 (1) (d) and (f) and 970.1(1) & (2) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.1 is designated as Development Permit and Heritage Conservation Area (DPA) 1, Old Town and Chinatown, for the purposes of:
  - i. Revitalizing an area in which a commercial use is permitted;
  - ii. Establishing objectives and providing guidelines for the form and character of Industrial, commercial and multi-family residential development;
  - iii. Protecting, conserving and enhancing the heritage character established by the presence of sites, buildings and structures which are of architectural and historical significance.

This designation enables Council to approve the particulars of the exterior design and finish of all buildings and structures and also to establish landscaping standards. This heritage designation is justified by the presence of heritage buildings in this area.

- (b) Heritage Alteration Permits are required only for buildings that are listed on the City's Heritage Registry or are subject to a Heritage Designation Bylaw or a heritage covenant.
2. The objectives which justify this designation are:
    - (a) To conserve, revitalize and enhance the character of Old Town and Chinatown; and
    - (b) To realize the heritage economic, cultural and architectural potential of the area through the:
      - i. Conservation of heritage buildings;
      - ii. Control of design of new infill buildings and alterations to existing heritage buildings;
      - iii. Control of future development to ensure consistency with the established form and character of the area.

3. The following guidelines will apply within DPA 1 to achieve the objectives set out in Section 2:

- Standards and Guidelines for the Conservation of Historic Places in Canada prepared by Parks Canada;
- Chinatown Guidelines for Buildings, Canopies, Landscaping, Colours & Signs (1983);
- City of Victoria Heritage Program Sign & Awning (1981) Guidelines;
- Advisory Design Guidelines for Buildings, Signs and Awnings (1981);

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- Downtown Victoria Plan 1990 guidelines of special note:
    - i. The ground floor level of buildings should be carefully designed at intersection points to provide adequate space and sight lines for pedestrians. A 3 x 3 metre triangular open space is suggested.
    - ii. To encourage residential use of building space in the Downtown, Development Permit variances for on-site parking will be given favourable consideration.
    - iii. “Shop Frontage” is the condition where active windows comprise most of the facade affording contact between the sidewalk and people-oriented displays and activities at close intervals. It does not include blank walls longer than 4.5 metres measured parallel to the street. It does include openings to offices, banks, credit unions and trust companies, provided that they have a public presence.

“Shop Frontage” is encouraged in the following locations:

      - Broad Street – between Broughton and Pandora Avenue;
      - Douglas Street – between Herald and Fort;
      - Fisgard Street – between Store and Government;
      - Fort Street – between Government and Douglas;
      - Government Street – between Humboldt and Fisgard;
      - Johnson Street – between Wharf and Douglas;
      - Yates Street – between Wharf and Douglas.
  - Victoria Harbour Plan, 2001.
  - Design Guidelines: Old Town, Victoria, B.C. – New Buildings and Additions to Non-Heritage Buildings
4. Where there is any conflict between any provisions of the guidelines specified in Section 3 and the provisions of the Official Community Plan, the provisions of the Official Community Plan will prevail.