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Map 10.2
 Development Permit Area 2
 (Heritage Conservation)
 Inner Harbour and Lower Douglas



DEVELOPMENT PERMIT Area 2 (HERITAGE CONSERVATION), INNER HARBOUR & LOWER DOUGLAS

1. (a) Pursuant to Sections 919.1(1)(d) and (f) and 970.1 (1) & (2) the Local Government Act, the area shown within the heavy dark grey line on Map 10.2 is designated as Development Permit and Heritage Conservation Area (DPA) 2, Inner Harbour and Lower Douglas, 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 objective which justifies this designation is to conserve and enhance the character of the Inner Harbour and Lower Douglas, recognizing aesthetic, economic and recreational potential, and its architectural character, through the:
 - (a) Retention of existing heritage structures adjacent to the Inner Harbour;
 - (b) Protection of high-quality views across the Inner Harbour by low-profile development, and by the establishment of view corridors;
 - (c) Advancement of the objectives of the existing zoning in the Inner Harbour, with special emphasis on activity zones where increased public attraction can be generated;
 - (d) Protection of the remaining natural coastline;
 - (e) Ensure that a high standard of architectural and streetscape design is maintained for these prominent approaches to the City's core from the Inner Harbour and Highway #1;
 - (f) Ensure that the scale, quality and character of development in Lower Douglas compliments Beacon Hill Park and surrounding landmarks.

3. The following guidelines apply within DPA 2 to achieve the objectives set out in Section 2:
 - Advisory Design Guidelines for Buildings, Signs and Awnings (1981);
 - Standards and Guidelines for the Conservation of Historic Places in Canada prepared by Parks Canada.
 - The Belleville International Terminal Design Guidelines, September 29, 2000;
 - City of Victoria Heritage Program Sign & Awning (1981) Guidelines;
 - 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.