


November 27, 2008 h:\gis-2000\maps\ocp maps\dp area maps (layout 10-4)

Map 10.4
 Development Permit Area 4
 Songhees and Lime Point



 Areas under Songhees Statutory Building Scheme; City Council has the authority to approve exterior design, finishes and landscaping.



DEVELOPMENT PERMIT Area 4, SONGHEES AND LIME POINT

1. Pursuant to the provisions of Section 919.1 (1) (f) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.4 is designated as Development Permit Area (DPA) 4, Songhees and Lime Point, for the purpose of establishing objectives and providing guidelines for the form and character of commercial, industrial and multi-family development.
2. The special condition which justifies this designation is that this extensive ocean-front property is the only major development opportunity of its kind in Victoria, and it presents a unique chance to reinforce Downtown and the Victoria West neighbourhood area with a well designed, comprehensive development scheme.
3. Further, the objectives which justify this designation are:
 - (a) To establish a neighbourhood village centre to serve as a focal point for community activities;
 - (b) To undertake waterfront development with continuous linear public access where practical to the water's edge with business, commercial and residential uses complementing public and community needs;
 - (c) To integrate residential, business and commercial uses in ways which provide variety and texture to development;
 - (d) To ensure that the scale, quality and character of development compliments the dignity and beauty of the Capital of British Columbia.
4. The objectives will be achieved through the:
 - (a) Integration of the Songhees and Lime Point development into the City of Victoria, with a response to the community's strong architectural heritage;
 - (b) Requirement that building forms and siting maximize the amenities offered by the Songhees and Lime Point lands.
5. The following guidelines will apply within DPA 4 to achieve the objectives set out in Section 3:
 - Policy Plan and Design Guidelines for the Songhees Area of Victoria West, as amended by Council on April 14, 2005.
 - Advisory Design Guidelines for buildings, signs and awnings, (1981);
 - Design Guidelines for the Dockside Area 2005;
 - Victoria Harbour Plan, 2001.
6. Pursuant to the provisions of Section 919.1 (4) of the Local Government Act, a Development Permit will not be required in:
 - (a) The Bayside area (Area A) bounded by Tyee Road, Bay Street and Alston Street for projects with a construction value of less than \$200,000.00;

Development Permit Area 4, Songhees and Lime Point

- (b) Within the Lime Point area (Area B) bounded by Dundas Street, Catherine Street, the Outer Harbour and Russell Street, including the east side of Russell Street, the north side of Esquimalt Road, and the east side of William Street for industrial uses on any land within an industrial zone.
7. For Development Permit Areas designated solely under Section 919.1 (1) (f) and pursuant to the provisions of Section 919.1 (4), proposals for single family and duplex are excluded and exempt from any Development Permit requirements or procedures.
 8. Where there is any conflict between any provisions of the guidelines specified in Section 5 and the provisions of the Official Community Plan, the provisions of the Official Community Plan will prevail.
 9. Within DPA 4, for areas registered under the Songhees Statutory Building Scheme (shaded areas on Map 10.4), City Council has the authority to approve exterior design, finishes and landscaping.