



December 31, 2003 h:\gis-2000\maps\dep maps\dep maps (layout 10.10)

Map 10.10
 Development Permit Area 10
 (Heritage Conservation)
 Lower Fort Street



DEVELOPMENT PERMIT Area 10 (HERITAGE CONSERVATION), LOWER FORT STREET

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 10.10 is designated as Development Permit and Heritage Conservation Area (DPA) 10, Lower Fort Street, 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 and enhance the character of this important shopping street; and
 - (b) To realize the heritage, economic and architectural potential of this area through controlling future development to ensure consistency with the established character of the area.
3. The following guidelines will apply within DPA 10 to achieve the objectives set out in Section 2:
 - *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*;
 - 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 3x3 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 on Yates Street - between Douglas and Blanshard Streets;
 - Standards and Guidelines for the Conservation of Historic Places in Canada prepared by Parks Canada;
 - City of Victoria Heritage Program Sign & Awning (1981) Guidelines.
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.