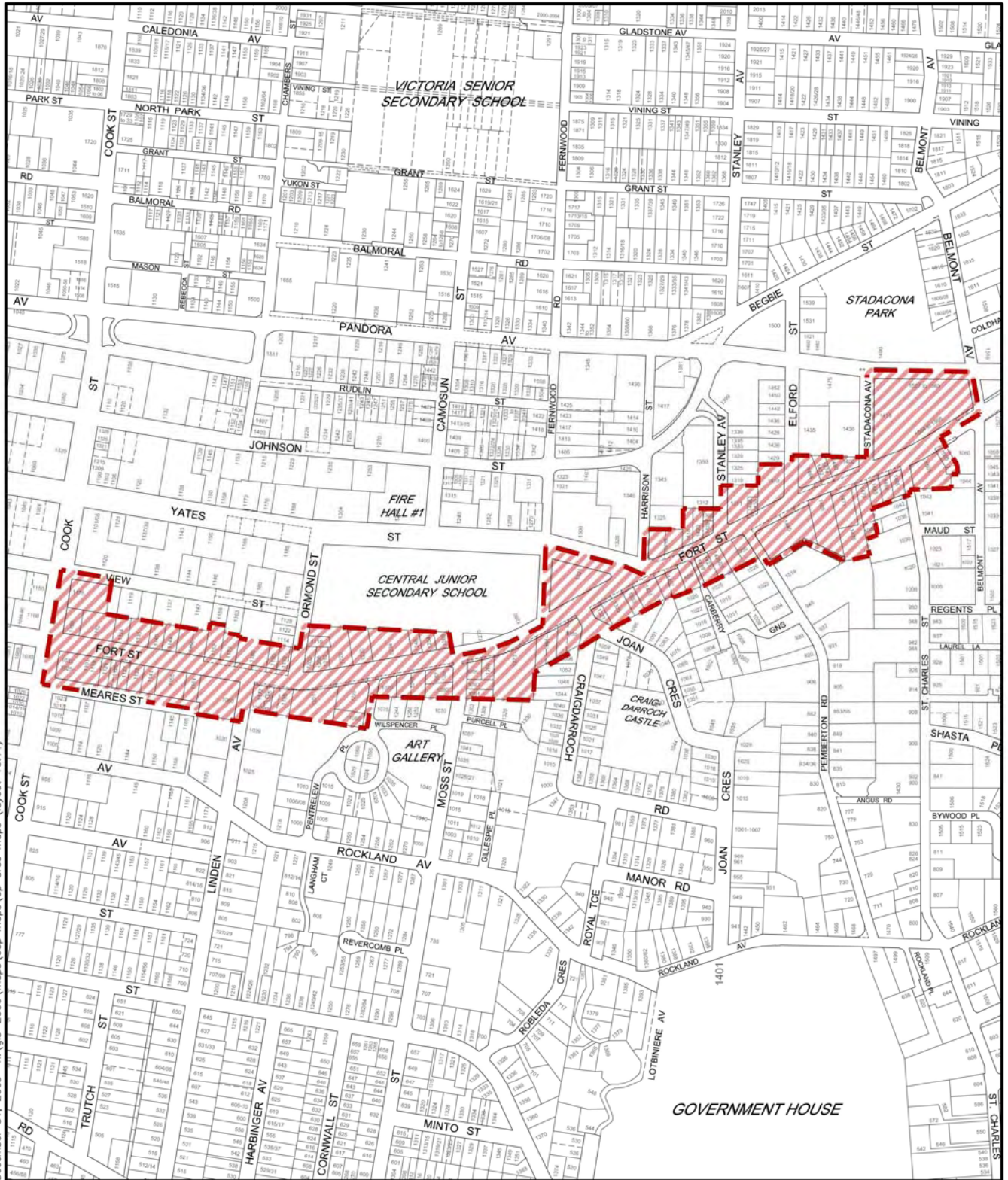


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Map 10.11
Development Permit Area 11
(Heritage Conservation)
Upper Fort Street



DEVELOPMENT PERMIT Area 11 (HERITAGE CONSERVATION), UPPER FORT STREET

1. (a) Pursuant to Section 919.1 (1) (f) and 970.1 (1) & (2) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.11 is designated as Development Permit and Heritage Conservation Area (DPA) 11, Upper Fort Street, for the purposes of:
 - i. Establishing objectives and providing guidelines for the form and character of heritage buildings, commercial and multi-family residential development.
 - ii. 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 heritage buildings;
 - (b) To realize the heritage, economic and architectural potential of the area through:
 - i. conserving heritage buildings;
 - ii. controlling the design of future infill development;
 - iii. landscaping to ensure consistency with the established character of upper Fort Street.
 3. The following guidelines will apply within DPA 11 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;
 - City of Victoria Heritage Program & 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.