



June 14, 2004 h:\gis-2000\planning\ocp_maps\dp_area_maps (layout 10.15)



Map 10.15
 Development Permit Area 15
 (Heritage Conservation)
 Downtown



DEVELOPMENT PERMIT Area 15 (HERITAGE CONSERVATION), DOWNTOWN

1. (a) Pursuant to Section 919.1 (1) (d) and (f) and Section 970.1(1) of the Local Government Act the area shown within the heavy dark grey line on Map 10.15 is designated as Development Permit and Heritage Conservation Area (DPA) 15, Downtown 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 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;
 - iv. Establishing objectives and providing guidelines for the revitalization of the eastern portion of downtown;
 - v. Coordinating the development of mid-block pedestrian walkway systems;
 - vi. Ensuring a high level of architectural design quality in the major downtown office precinct.

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 Downtown;
 - (b) To realize the heritage, economic, cultural and architectural potential of the area;
 - (c) To encourage revitalization of the area for high density commercial use through the:
 - i. Conservation of heritage buildings;
 - ii. Control of the design of new infill buildings, and alterations to existing heritage buildings and landscaping;
 - iii. Guidance of new development to ensure consistency with the established form and character of the areas;
 - iv. Implementation of revitalization projects.
 - (d) To provide design direction to the phased redevelopment in the "Hudson" block bounded by Douglas, Herald, Blanshard and Fisgard Streets.

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3. The following guidelines will apply within DPA 15 to achieve the objectives set out in Section 2:
 - To achieve the objectives set out in section 2, *The Bay Site Design Guidelines, 2006* apply within the area bounded by Douglas, Herald, Blanshard and Fisgard Streets in Development Permit Area 15;
 - *Standards and Guidelines for the Conservation of Historic Places in Canada* prepared by Parks Canada;
 - *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*;
 - *City of Victoria Heritage Program Sign & Awning (1981) Guidelines*;
 - *Signs, Awnings and Canopies – Heritage Designated Sites and Development Permit Area Sites (1983)*;
 - *Urban Design Guidelines, Fairfield Block, Parcels 1 and 2*, prepared by CitySpaces Consulting Ltd. And Ray Hunt Planning and Architecture Ltd., dated March 2001; and
 - *Urban Design Guidelines for Proposed Subdivision and Rezoning of the 700 Block Pandora/Cormorant Street, and 1520 Blanshard Street* prepared by the Campbell Moore Group Architects Limited.
 - *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 façade 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 along Douglas Street – between Herald and Fort.
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.