

DEVELOPMENT PERMIT Area 26, INTENSIVE RESIDENTIAL DEVELOPMENT

1. Under sections 1 and 2 of B. C. Regulation 69/97 enacted under the Local Government Act and section 919.1(e) of the Local Government Act, the entire City is designated as Development Permit Area 26, Intensive Residential Development.
2. The purpose of this designation is to establish objectives and guidelines for the character of intensive residential development, including the siting, form, exterior design and finish of buildings and landscaping.
3. In this Development Permit Area, 'Intensive Residential Development' means the subdivision of land for residential purposes involving the creation of one or more lots with an area of less than 460 metres squared, or one or more panhandle lots, and also means:
 - (a) rezoning to permit single family dwellings on lots that have an area of less than 460 square metres;
 - (b) rezoning to permit duplexes;
 - (c) the development of a single family dwelling on a panhandle lot applies only to panhandle lots for which application for subdivision is received after the date of adoption of Bylaw. 08-086 (Zoning Bylaw - panhandle lot definition).
4. The designation is justified by the following objectives:
 - (a) Reinforcement of the traditional character of many of the City's neighbourhoods by the integration of new and existing dwellings;
 - (b) Accommodation of small scale, adaptive, and gradual land use change to revitalize neighbourhoods, rather than large scale, and sometimes disruptive, change;
 - (c) Provision of opportunities for increased choice, higher quality, and improved affordability, of housing;
 - (d) The establishment and maintenance of "good neighbour" performance standards, including standards for privacy, landscaping, parking and density.
5. Guidelines that apply for the purposes of section 2 are:
 - Design Guidelines for Small Lot House adopted by Victoria City Council on September 12, 2002;
 - City of Victoria Neighbourliness Guidelines for Duplexes adopted by City Council on November 28, 1996;
 - Advisory Design Guidelines for Buildings, Signs and Awnings, 1981.
6.
 - (a) Subject to subsection (2), the provisions of Development Permit Area 26, including the Guidelines referred to in section 5, prevail over the provisions and Guidelines set out or referred to in the Official Community Plan for any other Development Permit Area if they are inconsistent.
 - (b) The provisions and Guidelines set out or referred to in the Official Community Plan that are concerned with the preservation of heritage property prevail over the provisions of Development Permit Area 26 and the Guidelines referred to in section 5 if they are inconsistent.
7. For properties subject to Development Permit Area 26, refer to the City of Victoria's Zoning Regulation Bylaw.