



June 14, 2004 h:\gis-2000\planning\cep\_maps\dp\_area\_maps (layout 10.36)



Map 10.36  
 Development Permit Area 34  
 Cathedral Hill Precinct



## DEVELOPMENT PERMIT Area 34 CATHEDRAL HILL PRECINCT

1. Under section 919.1, for the purposes of section 920, of the *Local Government Act*, the area shown within the heavy black dotted line on Map 10 is designated as Development Permit Area 34, Cathedral Hill for the purposes of establishing objectives for the form and character of commercial and multi-family residential development and for the purpose of revitalizing an area in which a commercial use is permitted.

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.

2. The special conditions and objectives that justify this designation are:
  - (a) to recognize the transitional nature of the area between high density downtown and medium to low density neighbourhood;
  - (b) to ensure a high standard of architectural design is maintained;
  - (c) to encourage new development that enhances the streetscape of the area;
  - (d) to encourage the development of a well-balanced, mixed-use neighbourhood that is compatible with nearby residential, institutional and commercial development;
  - (e) to respect the existing prominence of heritage properties;
  - (f) to preserve and enhance the mature trees, green boulevards, and other public greenspaces.
3. To address the special conditions and objectives, the following guidelines apply in Development Permit Area 34:
  - (a) *Cathedral Hill Precinct Plan, 2004*;
  - (b) *Advisory Design Guidelines for Buildings, Signs, and Awnings (1981)*;
  - (c) *Standards and Guidelines for the Conservation of Historic Places in Canada* prepared by Parks Canada;
  - (d) *City of Victoria Heritage Program Sign & Awning (1981) Guidelines*.
4. Other provisions of this Plan prevail if there is a conflict between any of them and the provisions of the Guidelines specified in section 3.
5. A Development Permit is not required in Development Permit Area 34 for a project that has a construction value of less than \$50,000.00.