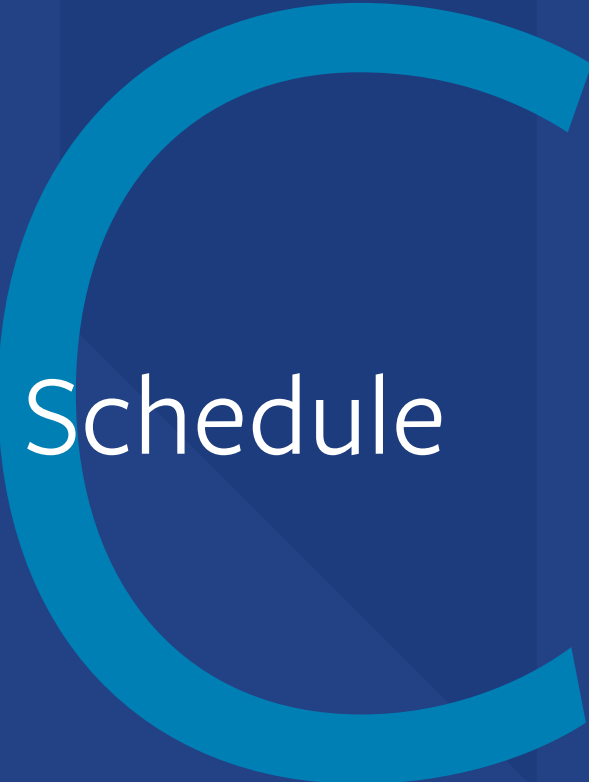




Schedule

Development Permit Areas and Heritage Conservation Areas

Areas and Guidelines

This section identifies, and establishes guidelines for, Development Permit Areas (DPAs) and Heritage Conservation Areas (HCAs).

Summary of DPAs and HCAs

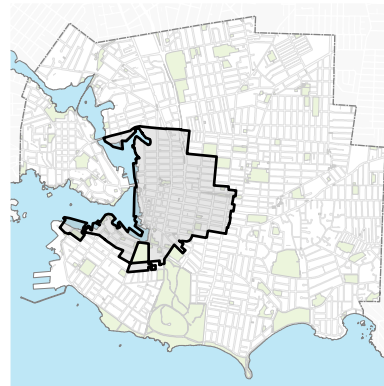
Development permits and heritage alteration permits may be required in accordance with this schedule. DPAs and HCAs may overlap. Either or both a DP and HAP may be required for the same property.



DPA 1:
General Urban
Design

TDPA 1:
Tenant Protection

(applicable
citywide)



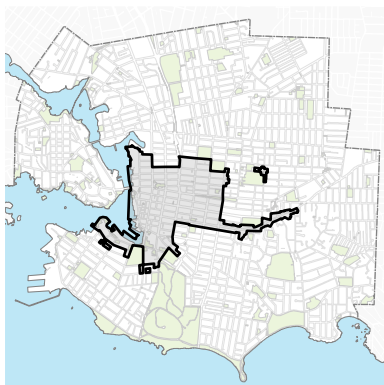
DPA 2:
Downtown Core



DPA 3:
Songhees



EDPA 1:
Shorelines and
Waterways



HCA 1:
Commercial
Heritage



HCA 2:
Residential
Heritage

THIS SUMMARY IS PROVIDED FOR CONVENIENCE ONLY. PLEASE SEE THE MAP AND PROVISIONS FOR EACH DESIGNATED DPA AND HCA FOR DETAILED INFORMATION.

Introduction

The legislative authority to create this plan enables the establishment of Development Permit Area (“DPA”) and Heritage Conservation Area (“HCA”) designations in specific areas of the city under certain conditions. Through DPAs and HCAs, the City is able to provide oversight for change and development to support the goals and objectives in this plan.

This schedule provides a general overview, identifies specific DPAs and HCAs, purposes of designation, special conditions, objectives, and guidelines for each area.

Overview

1. General Application

This Schedule includes multiple DPA and HCA designations and areas, some of which overlap.

- a. Development permits (DPs) and heritage alteration permits (HAPs) are required in accordance with the *Local Government Act*.
- b. Where land is located in more than one DPA or HCA, the following applies:
 - i. the provisions of each of those designated areas shall apply, and
 - ii. an exemption relating to one designated area only relieves the requirement for a permit under that designation, not under other designations applicable to the land.
- c. Either or both a DP and HAP may be required for the same property.
- d. One or more DPs and HAPs may be combined into one document or permit.

2. General Exemptions

General Exemptions for DPAs and HCAs (collectively, the “General Exemptions”)

a. General Exemptions for DPAs:

Subject to subsection b., in accordance with Section 488(4) of the *Local Government Act*, a DP is not required in any designated DPA under any of the following conditions:

- i. The demolition stage of an existing building or other structure, or part thereof, provided that:
 - (1) a DP has been obtained for the construction of a new building or other structure, or part thereof which may include conditions (including the provision of security) that the property be fully and suitably landscaped;

- (2) where a DP is exempted or not required for the construction of a new building or other structure, or part thereof, a building permit has been obtained for the construction of a new building or other structure, or part thereof, which may include conditions (including the provision of security) that the property be fully and suitably landscaped; or,
 - (3) an agreement is secured that the property be fully and suitably landscaped and properly maintained, such that it provides continuity with surrounding development, and that the pedestrian experience and street presence of the property be maintained or enhanced, which agreement may require provision of security.
- ii. Building envelope remediation, so long as there are no changes to appearance or design when the remediation is completed, and the only change to materials is in-kind replacements.
- iii. In-kind replacements of missing, worn or damaged exterior materials, so long as there are no changes to appearance or design when the replacements are completed.
- iv. Works deemed to be minor in nature, and do not detract from, but rather enhance the current building appearance or improve energy performance.
- v. The construction or installation of a rain garden, bioswale, permeable paving, green roof, or cistern that is no more than 9,000 litres in capacity, that has been approved by the City's Director of Engineering and Public Works under the rainwater management credit program, as established under the Sanitary Sewer and Stormwater Utilities Bylaw, provided that the rain garden, bioswale, permeable paving, green roof, or cistern is constructed in accordance with:
 - (1) the plans and specifications approved by the Director of Engineering and Public Works;
 - (2) all other terms and conditions of the approval given by the Director of Engineering and Public Works under the Sanitary Sewer and Stormwater Utilities Bylaw; and
 - (3) all other applicable regulations under the Building and Plumbing Regulation Bylaw, 2017, the Sanitary Sewer and Stormwater Utilities Bylaw, and the zoning bylaws.

This exemption shall not apply where the rain garden, bioswale, permeable paving, green roof, or cistern is to be constructed or installed concurrently with or as an integral part of the construction of a new building.

- vi. Altering land for Small-Scale Commercial Urban Food Production, provided the alteration is not done in association with another alteration of building or land which requires a DP.

b. Non-Exemption from TDPA: Tenant Protection:

The exemptions from DPs in subsection a. do not apply in TDPA: Tenant Protection.

c. General Exemptions for HCAs:

In accordance with section 614(3)(a) of the *Local Government Act*, a HAP is not required in any designated HCAs under any of the following conditions:

- i. Building envelope remediation, so long as there are no changes to appearance or design when the remediation is completed, and the only change to materials is in-kind replacements.
- ii. In kind replacements of missing, worn or damaged exterior materials, so long as there are no changes to appearance or design when the replacements are completed.
- iii. The construction or installation of a rain garden, bioswale, permeable paving or cistern that is no more than 9,000 litres in capacity, that has been approved by the City's Director of Engineering and Public Works under the rainwater management credit program, as established under the Sanitary Sewer and Stormwater Utilities Bylaw, provided that the rain garden, bioswale, permeable paving, or cistern is constructed in accordance with:
 - (1) the plans and specifications approved by the Director of Engineering and Public Works;
 - (2) all other terms and conditions of the approval given by the Director of Engineering and Public Works under the Sanitary Sewer and Stormwater Utilities Bylaw; and
 - (3) all other applicable regulations under the Building and Plumbing Regulation Bylaw, 2017, the Sanitary Sewer and Stormwater Utilities Bylaw, and the zoning bylaws.

This exemption shall not apply where the rain garden, bioswale, permeable paving or cistern is to be constructed or installed concurrently with or as an integral part of the construction of a new building.

- iv. The subdivision of land, provided it does not create or otherwise involve a **Panhandle Lot**.

3. General Guidelines

These General Guidelines are in addition to guidelines identified in each DPA and HCA and are to be considered and applied for both HAPs and DPs in all designated areas:

- a. Regulations within City bylaws may be varied or supplemented to achieve development in a manner that best suits the guidelines of a particular designation, or that is not otherwise inconsistent with such guidelines.
- b. Where development includes features related to amenities or publicly accessible areas, conditions may be included in a DP to provide such in advance of other portions of development, provided such can be achieved safely.
- c. Development should proceed expeditiously with minimal disruption to, and maximum integration with, adjacent land uses, buildings, and other structures and therefore:
 - i. The sequence and timing of construction may be further specified in conditions appropriate to the purpose of the designation area(s), the type of development, and the local area; and
 - ii. Conditions may be included in a permit that the property be fully and suitably landscaped and properly maintained, and that the pedestrian experience and street presence of the property be maintained or enhanced including through the retention of existing frontages or creation of interim frontages, which conditions may be different before, during, and after construction.
- d. Incomplete buildings and excavations are to be avoided and therefore conditions (including the provision of security) may be included in a DP for interim landscaping, screening and other appropriate measures, including but not limited to safety, continuity with surrounding development, and maintenance or enhancement of the pedestrian experience.

DPA 1: General Urban Design

1. Purpose

Pursuant to Section 488 (1) (a), (d), (e), (f), (h), (i), and (j) of the *Local Government Act*, the entire City of Victoria is designated as DPA 1: General Urban Design, for the following purposes:

- a. protecting the natural environment, its ecosystems and biological diversity;
- b. revitalizing an area in which a commercial use is permitted;
- c. establishing objectives for the form and character of intensive residential development;
- d. establishing objectives for the form and character of commercial, industrial, and multi-family residential development;
- e. establishing objectives to promote energy conservation;
- f. establishing objectives to promote water conservation; and
- g. establishing objectives to promote the reduction of greenhouse gas emissions.

2. Application and Exemptions

- a. Applications: A DP is required for:
 - i. multi-unit residential (more than three **Primary Dwelling Units**), commercial, institutional, and industrial development; and
 - ii. the subdivision of land that creates or otherwise involves a **Panhandle Lot**.
- b. Exemptions: Notwithstanding the defined applications, a DP is not required for:
 - i. actions listed under General Exemptions in the “Overview” section of this Schedule;
 - ii. actions for which a development permit is required, not exempt and has been applied for under DPA 2: Downtown Core or DPA 3: Songhees;
 - iii. the subdivision of land, provided that it does not create or otherwise involve a **Panhandle Lot**;
 - iv. the construction, placement, or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 10 m²;
 - v. alterations that add 10 m² or less of additional floor area to existing buildings with a floor area greater than 10 m²; or
 - vi. changes to existing landscaping, other than landscaping identified in a development permit for the property.

3. Special Conditions and Objectives

The special conditions and objectives that justify this designation include:

- a. Areas throughout the city, and particularly residential areas, play a vital role in hosting and facilitating the continued growth of the city's urban forest, a crucial component of Victoria's natural environment, providing ecosystem services that support Victoria's ability to mitigate and adapt to climate change. Development permit guidelines aim to facilitate the continued growth of the city's urban forest canopy cover through conservation and replacement of the green space that supports a healthy urban forest, with particular attention to the needs of large canopy trees and intact Garry oak ecosystems.
- b. Victoria is a coastal city comprised of many watersheds. Most of Victoria's historic creeks are now largely concealed beneath urban development; however, they continue to play a significant role in shaping the city's ecological systems and are necessary for stormwater management and water quality. As the impacts of climate change continue to intensify, restoration and integrated management of these water bodies will be increasingly important. Development permit guidelines aim to promote development that responds to natural water bodies, including through site designs that advance their protection, enhancement and restoration.
- c. Districts and nodes throughout the city host a mix of commercial, institutional and community-serving uses that will increasingly support residential and employment growth. These areas are at various stages of revitalization with remaining capacity for commercial, multi-unit residential, and mixed-use development. Development permit guidelines aim to enhance and revitalize these areas and their streetscapes with high quality buildings and open spaces through well-established principles of good urban design and innovative interventions to unique or distinctive settings.
- d. Diverse scales of multi-unit residential, commercial, and industrial developments are envisioned throughout the city to accommodate anticipated population and employment growth. Development permit guidelines aim to ensure developments advance and contribute to the envisioned urban form for the city, particularly the perimeter block form of development illustrated in the guidelines associated with this DPA.
- e. Multi-unit residential, commercial and industrial buildings may share an interface with areas envisioned for a lower-rise intensive built form. Development permit guidelines aim to promote and enable development patterns that will accommodate future housing and employment needs by carefully integrating diverse residential forms, which may differ in scale from site to site, and by sensitively transitioning more intensive commercial and industrial developments.

- f. The presence of heritage properties throughout the city warrants special design consideration that balances heritage conservation and new development and responds to historic settings. Development permit guidelines aim to foster development that is complementary and responsive to surrounding heritage character.
- g. Areas throughout the city will be impacted by fluctuating and less predictable precipitation as Victoria's climate changes, the impacts of which could be compounded by the more urban forms of development in this plan. Development permit guidelines aim to promote the conservation of water, including through the natural and engineered management and infiltration of rainwater on site, which is critical to mitigating these impacts.
- h. Approximately one-third of greenhouse gas emissions in Victoria are generated by multi-unit residential, commercial, institutional, or industrial buildings. Development permit guidelines aim to enhance energy conservation and reduce greenhouse gas emissions to support climate action.

4. Applied Guidelines

The following guidelines are to be considered and applied for development permits:

- a. Schedule 2A: General Urban Design Guidelines (2025), with special attention to the following sections:
 - i. Part 2: Design Guidelines — for all applicable residential, commercial, institutional, and industrial development;
 - ii. Part 3: Special Considerations — where applicable to the development form or use; and
 - iii. Section 3.1 Accessibility — particularly in consideration of building access, landscaping and outdoor amenity space.
- b. New development should seek to conserve, protect, or restore major ecological assets that contribute to Victoria's green infrastructure and biodiversity, such as:
 - i. intact Garry oak ecosystems;
 - ii. significant creeks and waterways; and
 - iii. assets adjacent to or associated with the Victoria Harbour, including but not limited to sensitive ecosystems, bird and other wildlife habitat, and areas with high ecological ratings.

DPA 2: Downtown Core

1. Purpose

Pursuant to Section 488 (1) (a), (d), (f), (h), (i), and (j) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 1 - DPA 2: Downtown Core Overview Map is designated as Development Permit Area DPA 2: Downtown, for the following purposes:

- a. protecting the natural environment, its ecosystems and biological diversity;
- b. revitalizing an area in which a commercial use is permitted;
- c. establishing objectives for the form and character of commercial, industrial, and multi-family residential development;
- d. establishing objectives to promote energy conservation;
- e. establishing objectives to promote water conservation;
- f. establishing objectives to promote the reduction of greenhouse gas emissions; and
- g. heritage conservation.

2. Application and Exemptions

- a. Applications: A DP is required for:
 - i. multi-unit residential (more than three **Primary Dwelling Units**), commercial, institutional, and industrial development; and
 - ii. the subdivision of land that creates or otherwise involves a **Panhandle Lot**.
- b. Exemptions: Notwithstanding the defined applications, a DP is not required for:
 - i. actions listed under General Exemptions in the “Overview” section of this Schedule;
 - ii. actions subject to and addressed in a Heritage Alteration Permit;
 - iii. the subdivision of land, provided that it does not create or otherwise involve a **Panhandle Lot**;
 - iv. the construction, placement, or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 10 m²;
 - v. alterations that add 10 m² or less of additional floor area to existing buildings with a floor area greater than 10 m²; or
 - vi. changes to existing landscaping, other than landscaping identified in a development permit for the property.

3. Special Conditions and Objectives

The special conditions and objectives that justify this designation include:

- a. Victoria's Downtown Core has a low urban forest canopy cover and high population and employment densities, increasing the risk and impact of urban heat island effect, particularly in the context of a changing climate. Development permit guidelines aim to facilitate the growth of the urban forest in the downtown area as density increases, with green space and planting space that supports trees suitable to a compact urban environment.
- b. The Downtown Core is located along an iconic harbour that hosts several sensitive ecosystems. Historic creeks concealed beneath urban development reach the shoreline that abuts the downtown area. These waterways play a significant role in shaping the city's ecological systems, including urban wildlife and bird habitat, and are necessary for stormwater management and water quality. As the impacts of climate change continue to intensify, restoration and integrated management of these natural assets and waterways will be increasingly important. Development permit guidelines aim to promote green stormwater management and development that responds to natural water bodies, including through site designs that advance their protection, enhancement and restoration.
- c. The Downtown Core is a major commercial and employment centre for Victoria and the surrounding region. The need for new and more intensive commercial, institutional and community-serving uses will grow with the population and the evolution of the regional economy. The area is at various stages of revitalization with remaining capacity for commercial, multi-unit residential, and mixed-use development, as well as opportunities for heritage conservation, enhancement, and infill. The Industry, Arts and Innovation District in particular is envisioned to support economic development through intensified light industrial, cultural and commercial uses. Development permit guidelines aim to enhance and revitalize the Downtown Core and its streetscapes with high quality buildings and open spaces, protected public views, diverse industries, and innovative interventions to unique, historic or distinctive settings.
- d. Diverse scales of multi-unit residential, commercial, and industrial developments are envisioned throughout areas of the Downtown Core to accommodate anticipated population and employment growth. Development permit guidelines aim to ensure developments advance and contribute to the envisioned urban form and character for the area, particularly for an enhancement of the existing block pattern that orients a diversity of building types to positively frame and activate pedestrian and public open spaces with designs that are both contemporary and contextual.

- e. The presence of heritage properties throughout the Downtown Core warrants special design consideration that balances heritage conservation and new development. While Old Town is the Downtown Core's primary historic district, all districts within the Downtown Core area have distinct heritage significance and value. This includes not just historic buildings but public vantage points, skylines and landmark buildings. Development permit guidelines aim to supplement the Commercial Heritage Conservation Area to foster development that is complementary and responsive to this diverse heritage character.
- f. Areas throughout the city, including the Downtown Core, will be impacted by fluctuating and less predictable precipitation as Victoria's climate changes, the impacts of which could be compounded by the high-density development envisioned in the Downtown Core. Development permit guidelines aim to promote the conservation of water, including through the natural and engineered management and infiltration of rainwater on site, which is critical to mitigating these impacts.
- g. Approximately one-third of greenhouse gas emissions in Victoria are generated by multi-unit residential, commercial, institutional or industrial buildings, the primary development forms envisioned for the Downtown Core. Development permit guidelines aim to enhance energy conservation and reduce greenhouse gas emissions to support climate action.

4. Applied Guidelines

The following guidelines are to be considered and applied for DPs:

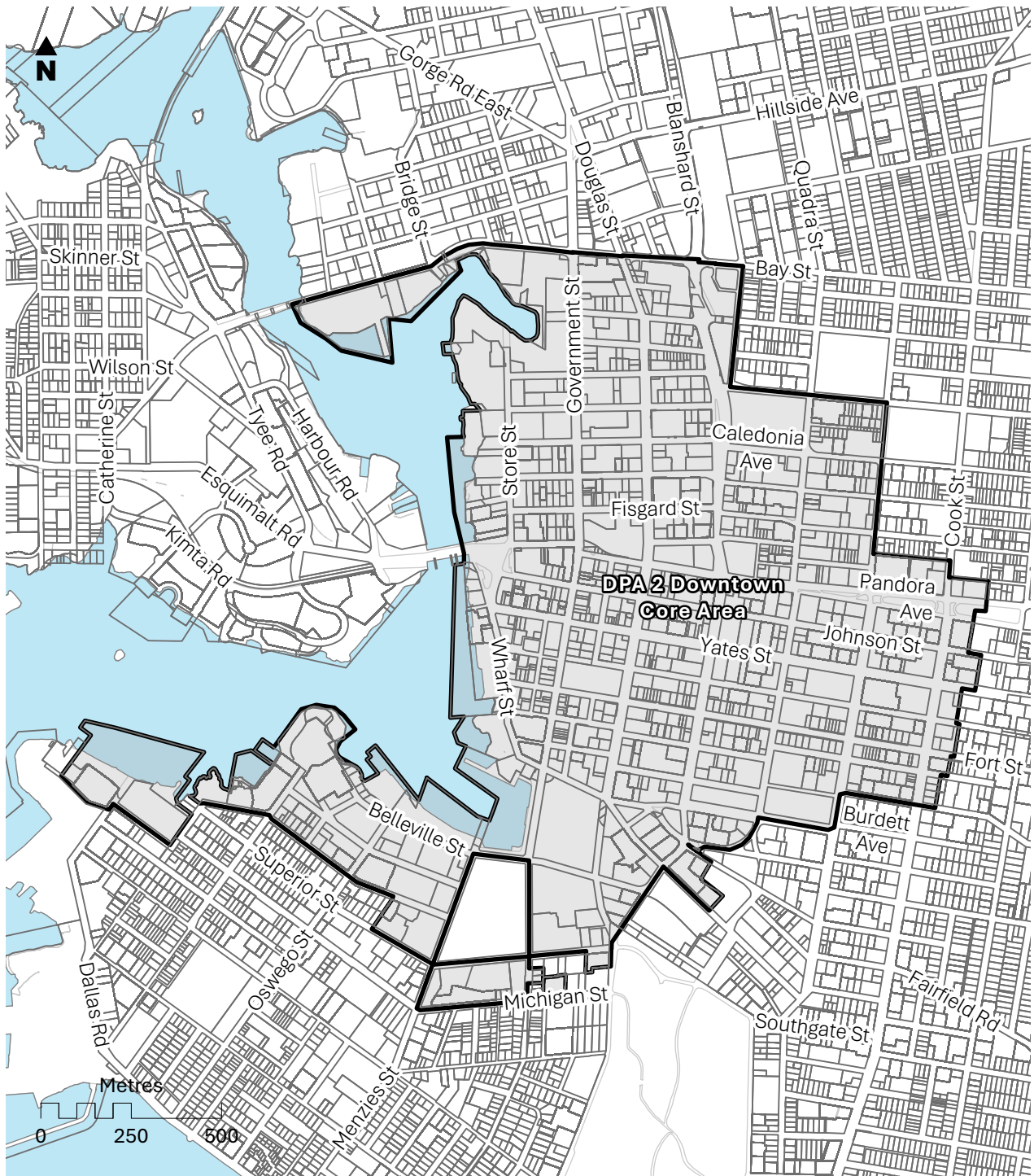
- a. Schedule 2B: Downtown Core Design Guidelines (2025), with special attention to the following:
 - i. Sections 2 through 8 — for all applicable residential, commercial, institutional, and industrial development;
 - ii. Section 9: Industry Arts and Innovation District — for area circumscribed with dotted lines on Map 4 - DPA 2: Downtown Core Industry, Arts and Innovation District Area;
 - iii. Section 10: Inner Harbour District — for the area circumscribed with dotted lines on Map 5 - DPA2: Downtown Core Inner Harbour District Area; and
 - iv. Section 11: Public Outward View Corridors — where development is within or relates to the view corridors specified in this section; and
 - v. Section 12: Public External View Guidelines — where development is within or relates to the view corridors specified in this section.

- b. In addition, for **Fisherman's Wharf**, as circumscribed with dotted lines and noted on Map 1 - DPA 2: Downtown Core Overview Map and Map 3 - DPA 2 Downtown Core Fisherman's Wharf Area:
 - i. Schedule 2C: Fisherman's Wharf Plan Design Guidelines (2014), with special attention to the following:
 - (1) Sections B through H.
- c. In addition, for the **Royal BC Museum**, as circumscribed with dotted lines and noted on Map 1 - DPA 2: Downtown Core Overview Map and Map 6 - DPA 2 Downtown Core Royal BC Museum Area:
 - i. Schedule 2D: Royal BC Museum Urban Design Guidelines (2006).
- d. New development should seek to conserve, protect, or restore major ecological assets that contribute to Victoria's green infrastructure and biodiversity, such as:
 - i. intact Garry oak ecosystems;
 - ii. significant creeks and waterways; and
 - iii. assets adjacent to or associated with the Victoria Harbour, including but not limited to sensitive ecosystems, bird and other wildlife habitat, and areas with high ecological ratings.

MAP 1

DPA 2: Downtown Core

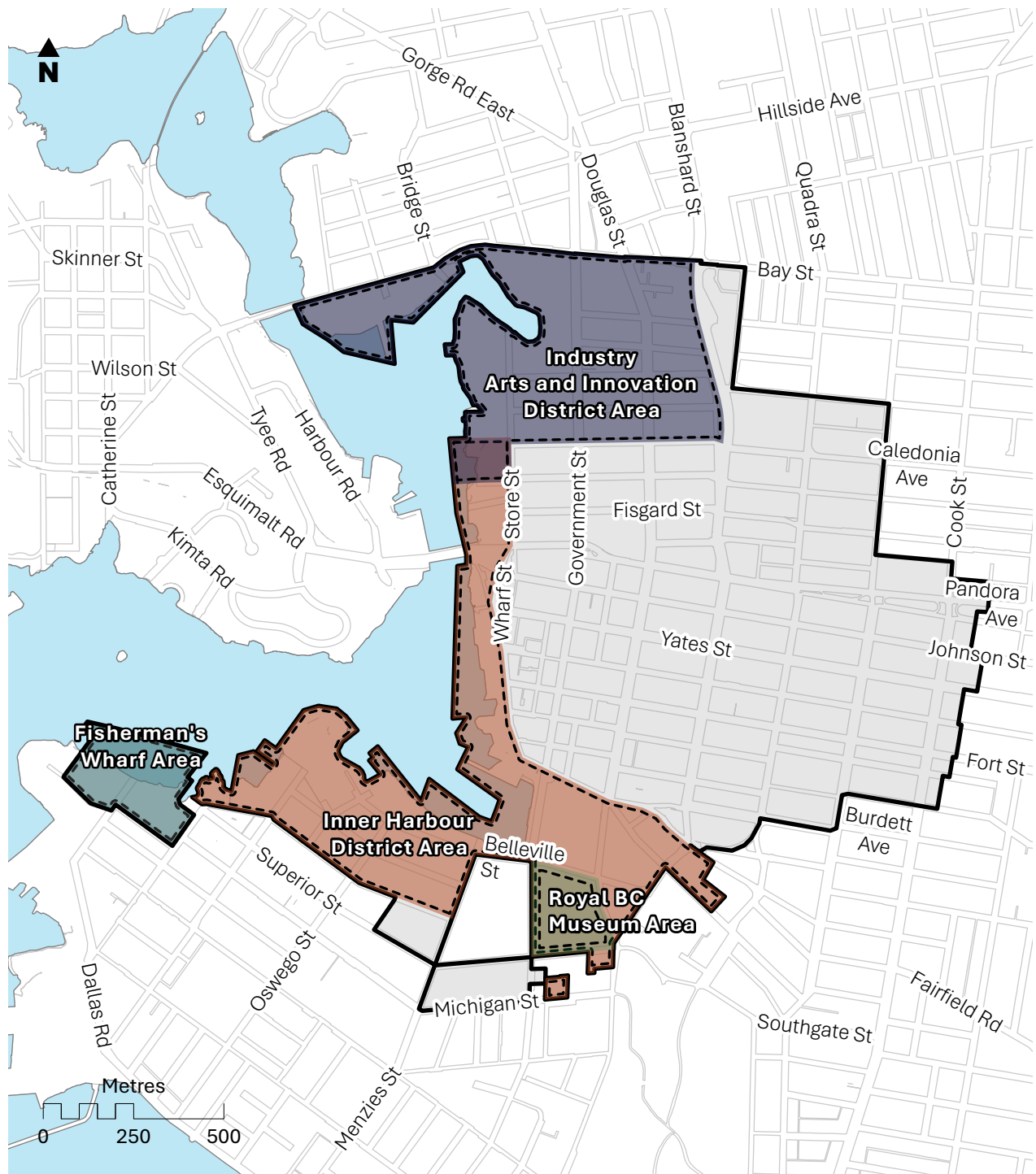
Overview Map



MAP 2

DPA 2: Downtown Core

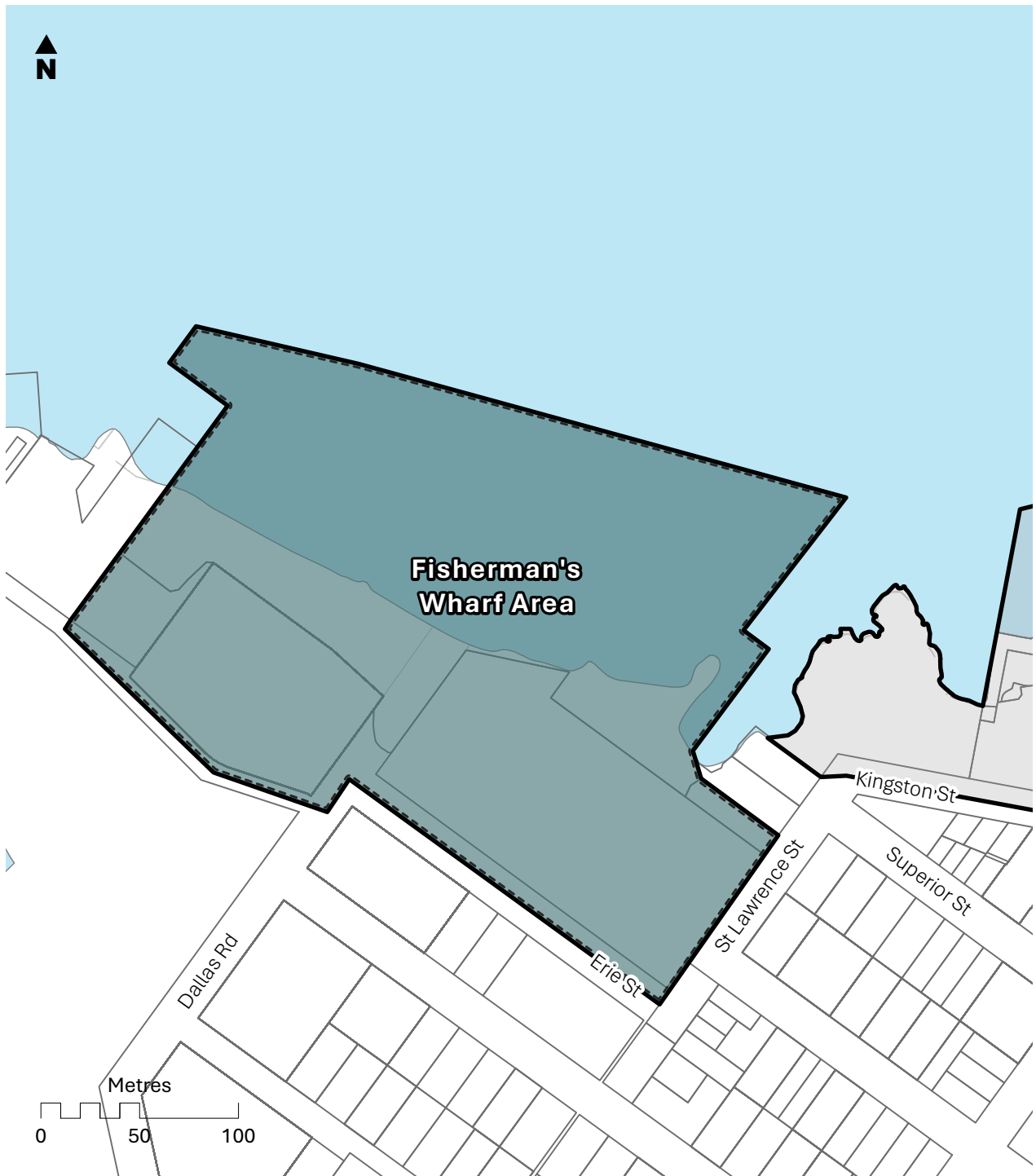
Overview of Subareas



MAP 3

DPA 2: Downtown Core

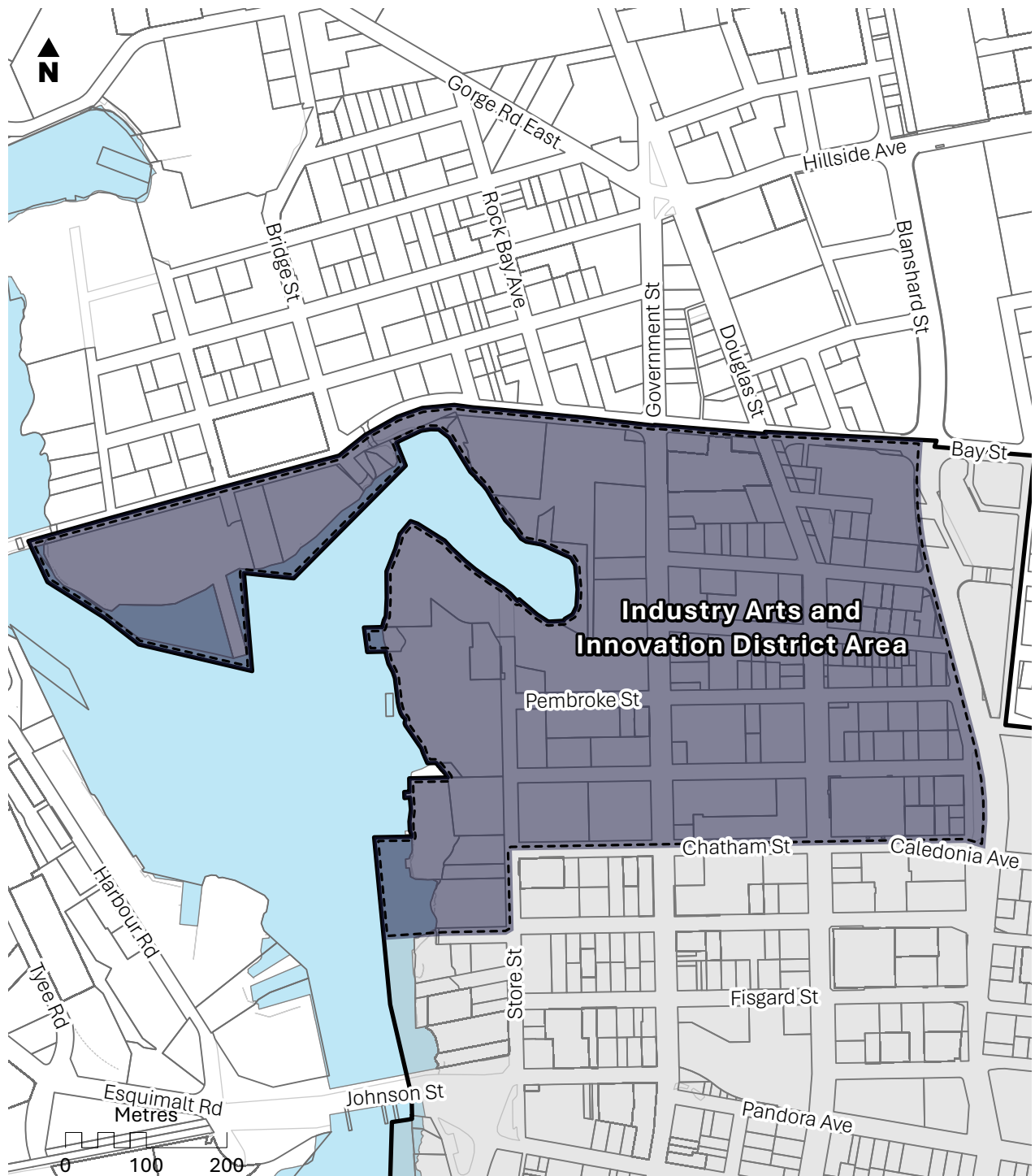
Fisherman's Wharf Area



MAP 4

DPA 2: Downtown Core

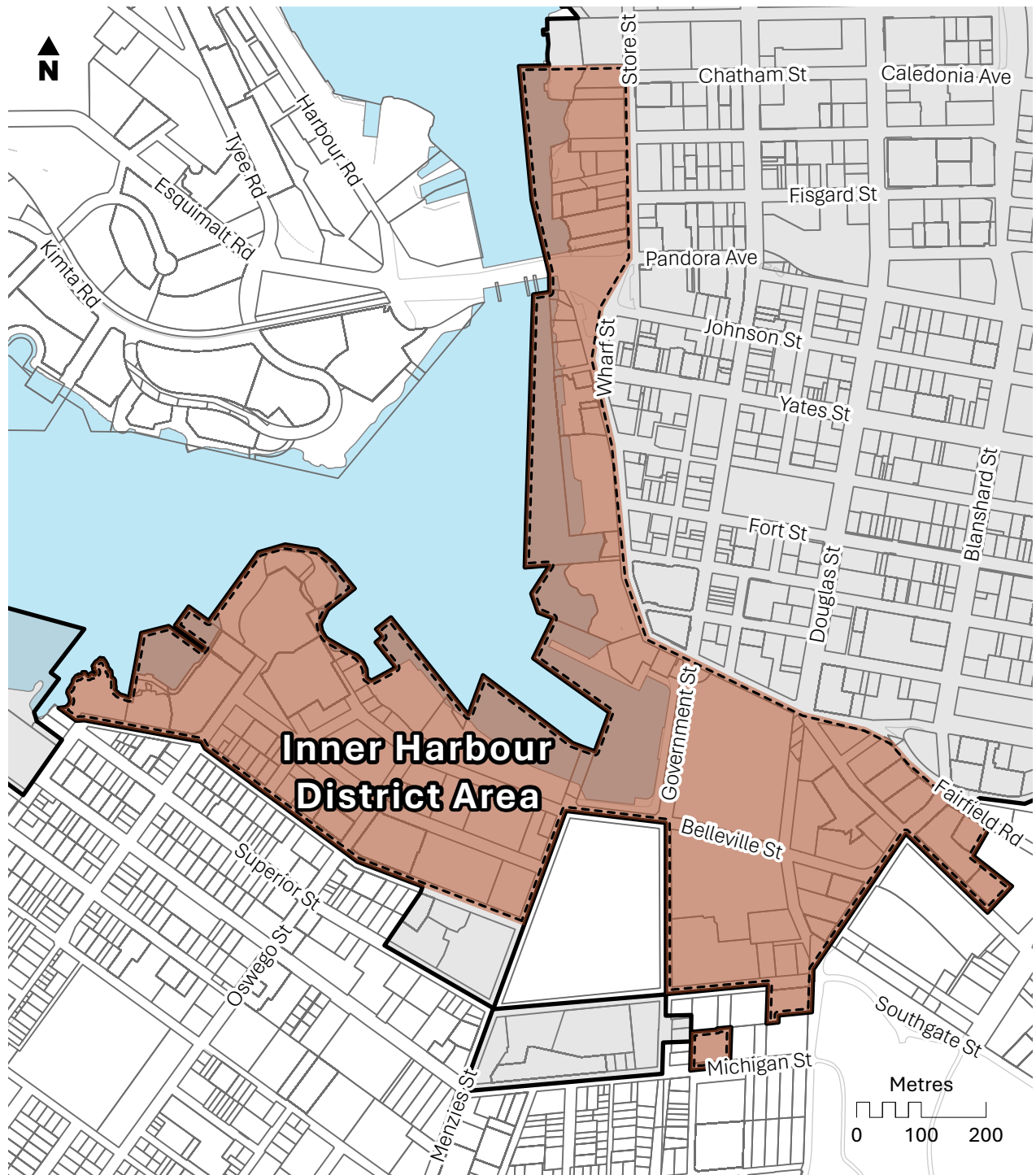
Industry, Arts and Innovation District Area



MAP 5

DPA 2: Downtown Core

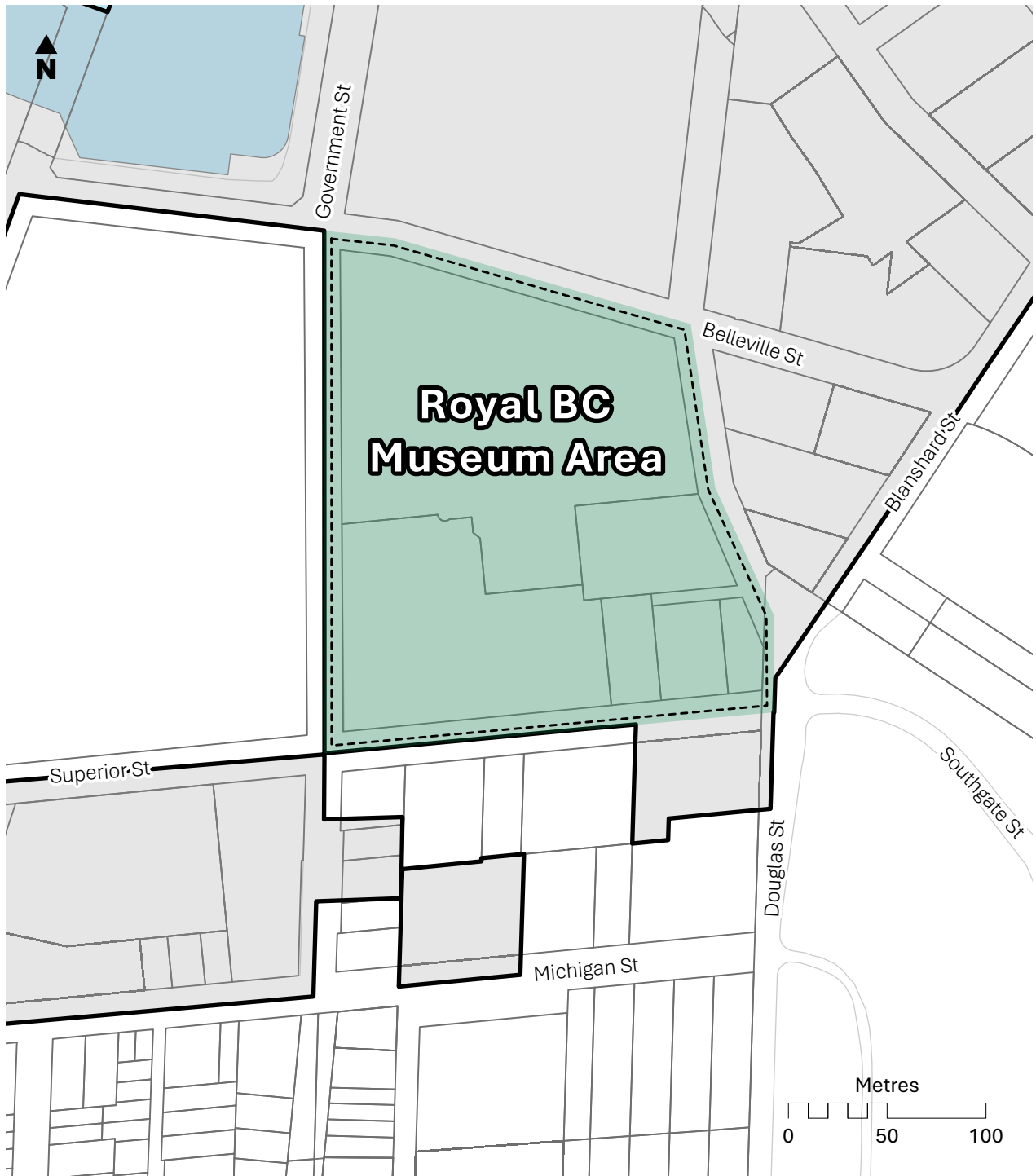
Inner Harbour District Area



MAP 6

DPA 2: Downtown Core

Royal BC Museum Area



DPA 3: Songhees

Purpose

Pursuant to Section 488 (1) (d) and (f) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 7 - DPA 3: Songhees is designated as Development Permit Area DPA 3: Songhees, for the following purposes:

- a. revitalizing an area in which a commercial use is permitted; and
- b. establishing objectives for the form and character of commercial, industrial, and multi-family residential development.

1. Application and Exemptions

- a. Applications: A DP is required for multi-unit residential (more than three **Primary Dwelling Units**), commercial, institutional, and industrial development.
- b. Exemptions: Notwithstanding the defined applications, a DP is not required for:
 - i. actions listed under General Exemptions in the “Overview” section of this Schedule;
 - ii. the subdivision of land, provided that:
 - (1) it is within the Dockside area as noted and circumscribed by dotted lines in Map 7 - DPA 3: Songhees;
 - (2) it is within the Roundhouse site, noted and circumscribed by dotted lines in Map 7 - DPA 3: Songhees, and the subdivision is in accordance with the Development Area (DA) boundaries noted in the Roundhouse Design Guidelines (2023);
 - iii. the construction, placement or alteration of a building or structure having a total floor area, including any floor area to be added by alteration, no greater than 10 m²;
 - iv. alterations that add 10 m² or less of additional floor area to existing buildings with a floor area greater than 10 m²; or
 - v. changes to existing landscaping, other than landscaping identified in a development permit for the property.

2. Special Conditions and Objectives

The special conditions and objectives that justify this designation include:

- a. Former rail yards and heavy industrial sites throughout the Songhees peninsula and along the Victoria West waterfront have been revitalized into mixed-use developments that include commercial and multi-family (multi-unit) residential. Some areas have maintained and coordinated commercial and light industrial uses with residential, live-work and work-live arrangements, with remaining capacity for further redevelopment. Development permit guidelines aim to continue revitalization of the area and enhance its historic connections to the waterfront with high-quality buildings and open spaces, improved pathways and public access points, protected public views, diverse industries, and innovative interventions to unique, historic or distinctive settings.
- b. The Harbour Road industrial waterfront within the Upper Harbour is an important part of Victoria's economy, containing marine-industrial activity focused on ship repair with a marine-industrial character in its site design and building forms. Development permit guidelines aim to maintain a Working Harbour at the Harbour Road industrial waterfront and retain the area's marine industrial character.
- c. The Songhees peninsula is a unique reflection of Victoria's development and evolution, particularly its historic land and waterway connections to the rest of the region. The E&N Roundhouse in particular, is a National Historic Site for its heritage value as one of the most intact and high-quality examples of historic railway facilities in Canada. Revitalization and renewal of this area merits special consideration, including of historic rail operations, industrial sites and maritime connections. Development permit guidelines aim to achieve a high quality of architecture, landscape and urban design that is unique to the Songhees peninsula and reflects its former points of connection, industrial uses and geographic features.

3. Applied Guidelines

The following guidelines are to be considered and applied for DPs:

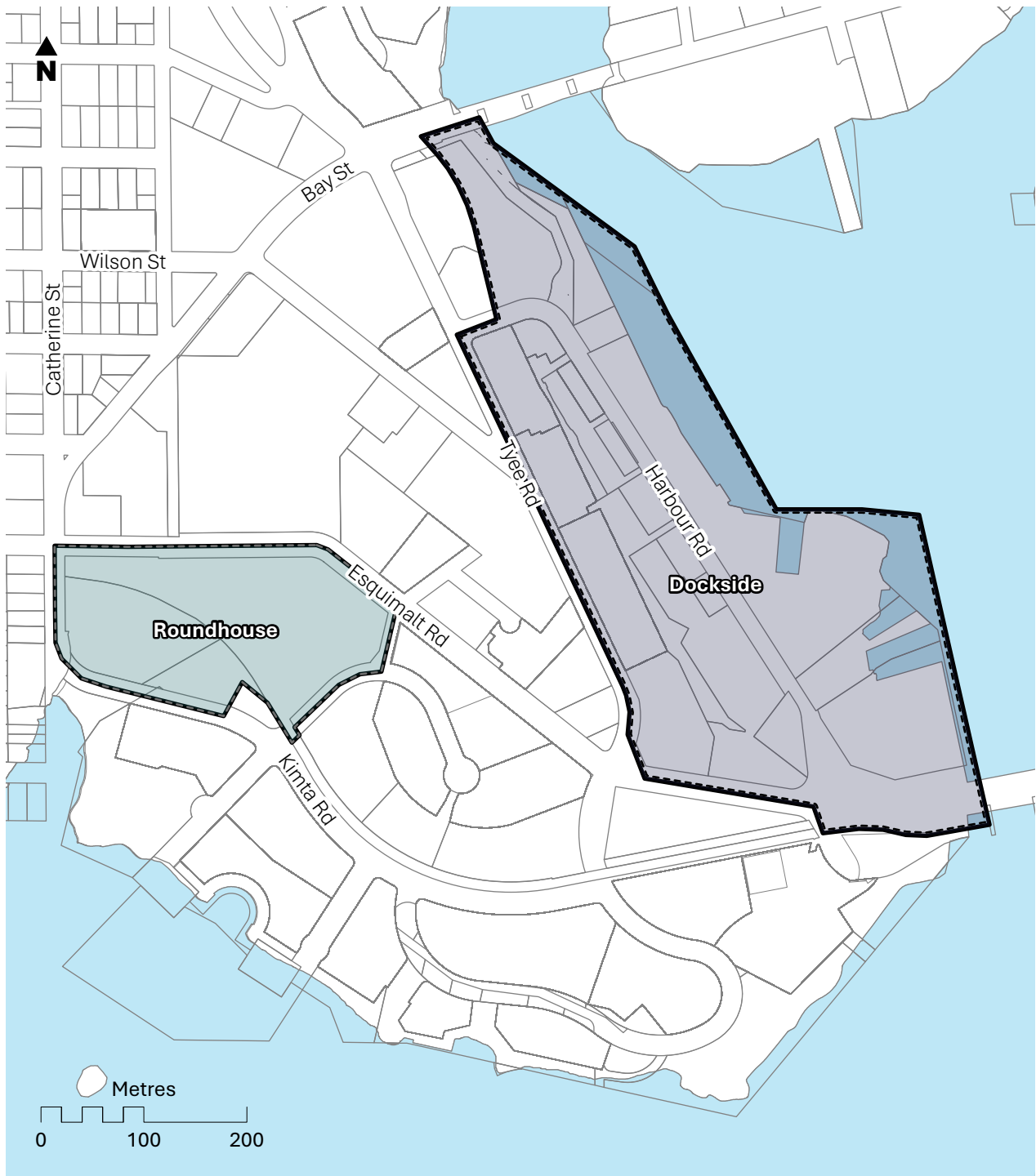
- a. For the **Dockside Area**, as circumscribed with dotted lines and noted on Map 7 - DPA 3: Songhees:
 - i. Schedule 2E: Dockside Green Urban Design Guidelines (consolidated).
 - ii. Schedule 2F: Harbour Road Industrial Waterfront Design Guidelines (2008).
- b. For the **Roundhouse Area**, as circumscribed with dotted lines and noted on Map 7 - DPA 3: Songhees:
 - i. Schedule 2G: Roundhouse Design Guidelines (2023).
 - ii. Standards and Guidelines for the Conservation of Historic Places in Canada, with special attention to the following sections:

- (1) Chapter 3: The Standards for the Conservation of Historic Places in Canada;
- (2) Section 4.1: Guidelines for Cultural Landscapes, Including Heritage Districts;
- (3) Section 4.2: Guidelines for Archaeological Sites;
- (4) Section 4.3: Guidelines for Buildings;
- (5) Section 4.4: Guidelines for Engineering Works, including Civil, Industrial and Military Works; and
- (6) Section 4.5: Guidelines for Materials.

MAP 7

DPA 3: Songhees

Overview of Subareas



HCA 1: Commercial Heritage

1. Purpose

Pursuant to Section 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 8 - HCA 1: Commercial Heritage Overview Map is designated as Heritage Conservation Area HCA 1: Commercial Heritage for the purpose of heritage conservation.

2. Applications and Exemptions

- a. Applications: A HAP is required in accordance with the *Local Government Act* for land, buildings or other structures, or portions thereof, which are:
 - i. listed on the City of Victoria Heritage Register;
 - ii. subject to a Heritage Designation Bylaw; or
 - iii. subject to a Covenant for heritage conservation.
- b. HAP Exemptions: Notwithstanding the defined applications, a HAP is not required for:
 - i. actions listed under General Exemptions in the “Overview” section of this Schedule.

3. Special Conditions and Objectives

The special features, characteristics and special conditions that justify this designation, and which contribute to the heritage character or heritage value of the area include:

- a. Victoria is home to diverse, well maintained historic commercial districts throughout the city that contribute to the character and vibrancy of the city.
- b. The Old Town district is the primary historic and commercial district, and has been since the establishment of Fort Victoria. The dense concentration of low scaled, high quality historic masonry buildings from the Victorian and Edwardian periods within a historic grid and streetscape pattern is an important part of Victoria’s character and identity.
- c. The Inner Harbour has played a continuous role as the seat of provincial government and a tourism and visitor area, centred on the monumental presence of the B.C. Parliament Buildings and the Empress Hotel. Views from public vantage points to these assets are special to the Inner Harbour.
- d. Throughout the Historic Core district and the North Park Village district are high quality examples of Victoria and Edwardian architecture. Streetscapes and skylines are punctuated by visibly prominent features of heritage landmark buildings located on

Pandora Avenue, Broughton Street and Humboldt Street, including the City Hall clock tower, and the spires of St. Andrew's Presbyterian Church and St. Andrew's Cathedral. The form and character of the area along and near Quadra Street has evolved in response to clustering of churches with the spires that have been prominent features since the late 19th and early 20th century.

- e. Rock Bay is Victoria's historic industrial district and has clusters of high-quality Victorian and Edwardian buildings including, but not limited to, former factories, warehouses and houses.
- f. The Fort Street Corridor is characterized by significant surviving historic commercial buildings from the streetcar era and Edwardian building boom. There are also clusters of high-quality examples of Italianate, Gothic Revival, Second Empire and Edwardian Vernacular-style houses the majority of which have been converted to commercial uses.
- g. The Fernwood Village district is a small commercial village where the majority of buildings are Victorian and Edwardian mixed-use masonry buildings, creating a distinctive character not seen in other village areas in the city.

The objectives of this designation are:

- h. To conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of each district within the HCA.
- i. To revitalize the commercial districts through site redevelopment and public realm improvements, in balance with heritage conservation, additions to heritage buildings and new infill.
- j. To enhance the area through high-quality architecture, landscape and urban design that reflects the distinct character of each district.

4. Applied Guidelines

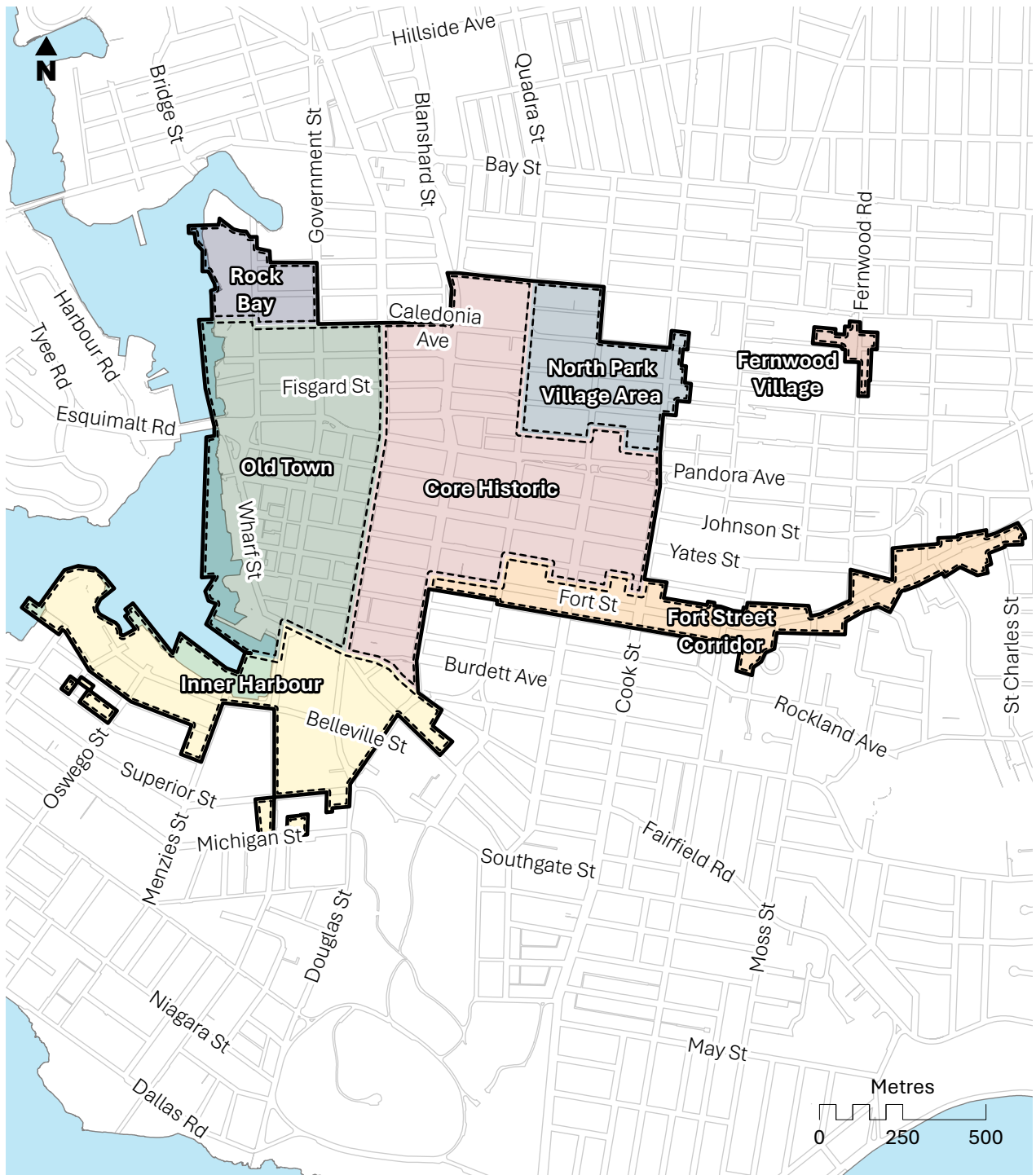
The following guidelines are to be considered and applied for applications subject to this HCA:

- a. For all areas, The Standards and Guidelines for the Conservation of Historic Places in Canada with special attention to the following sections:
 - i. Chapter 3: The Standards for the Conservation of Historic Places in Canada;
 - ii. Section 4.1: Guidelines for Cultural Landscapes, Including Heritage Districts;
 - iii. Section 4.2: Guidelines for Archaeological Sites;
 - iv. Section 4.3: Guidelines for Buildings;
 - v. Section 4.4: Guidelines for Engineering Works, including Civil, Industrial and Military Works; and
 - vi. Section 4.5: Guidelines for Materials.

- b. In addition, for **Old Town**, as circumscribed with dotted lines and noted on Map 8 - HCA 1: Commercial Heritage Overview Map and Map 14 - HCA 1: Commercial Heritage Old Town:
 - i. Schedule 2H: Old Town Design Guidelines – New Buildings and Additions to Existing Buildings (2019, updated 2025).
- c. In addition, for **Fernwood Village**, as circumscribed with dotted lines and noted on Map 8 - HCA 1: Commercial Heritage Overview Map and Map 10 - HCA 1: Commercial Heritage Fernwood Village:
 - i. Schedule 2I: Fernwood Village Guidelines (2022).
- d. In addition, for **Core Historic, Rock Bay, and Inner Harbour**, as circumscribed with dotted lines and noted on Map 8 - HCA 1: Commercial Heritage Overview Map, Map 9 - HCA 1: Commercial Heritage Core Historic, Map 15 - HCA 1: Commercial Heritage Rock Bay, and Map 12 - HCA 1: Commercial Heritage Inner Harbour:
 - i. Schedule 2B: Downtown Core Design Guidelines (2025) with special attention to the following sections:
 - (1) Section 5: Heritage Buildings - Additions and Adjacencies.
- e. In addition, for **North Park Village** and **Fort Street Corridor**, as circumscribed with dotted lines and noted on Map 13 - HCA 1: Commercial Heritage North Park Village Area and Map 11 - HCA 1: Commercial Heritage Fort Street Corridor:
 - i. Schedule 2A: General Urban Design Guidelines (2025) with special attention to the following sections:
 - (1) Section 2.1 Site Planning and Building Orientation;
 - (2) Section 2.3 Building Composition and Expression; and
 - (3) Section 2.4 Landscape and Open Space Design.

MAP 8

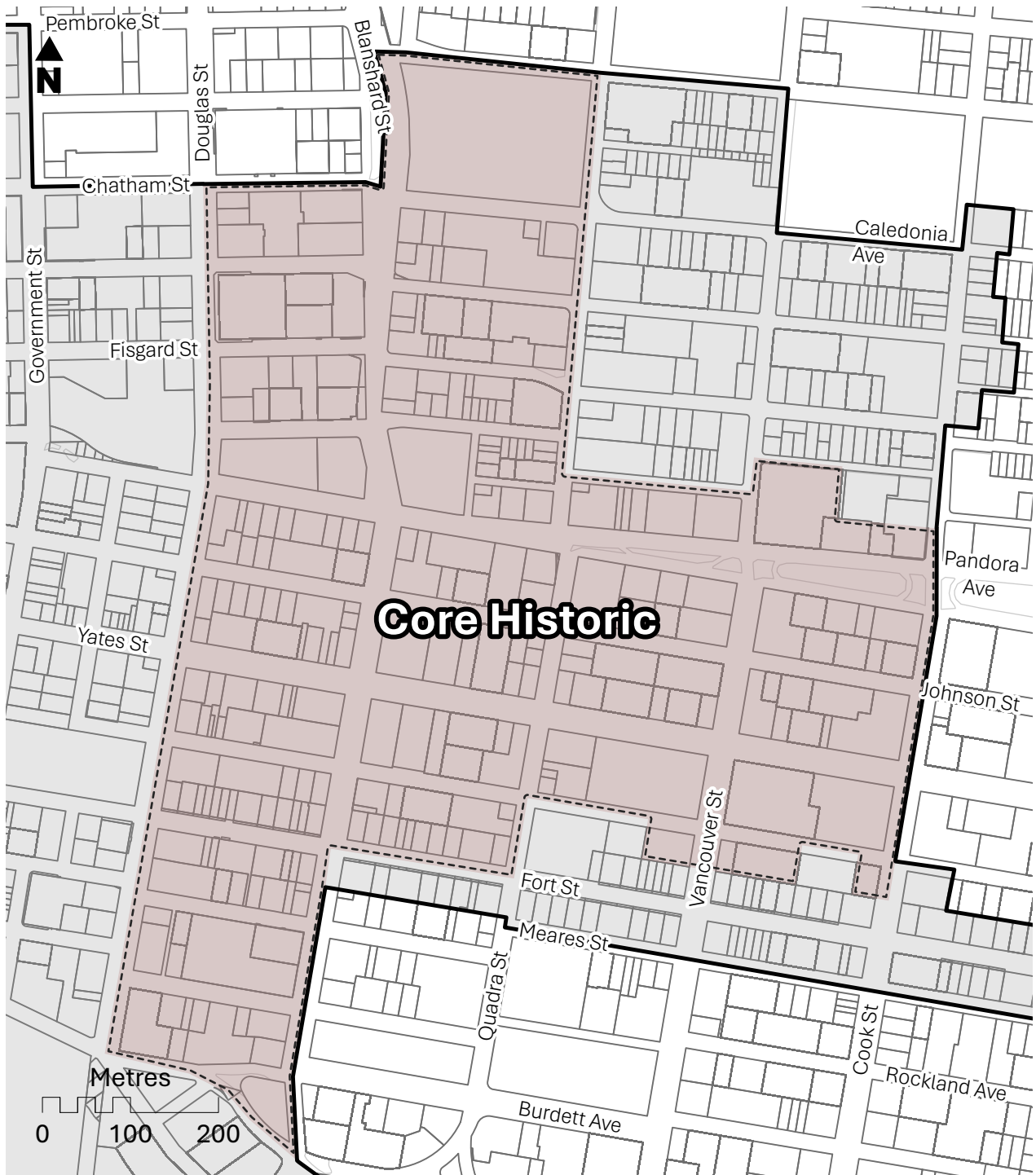
HCA 1: Commercial Heritage Overview of Subareas



MAP 9

HCA 1: Commercial Heritage

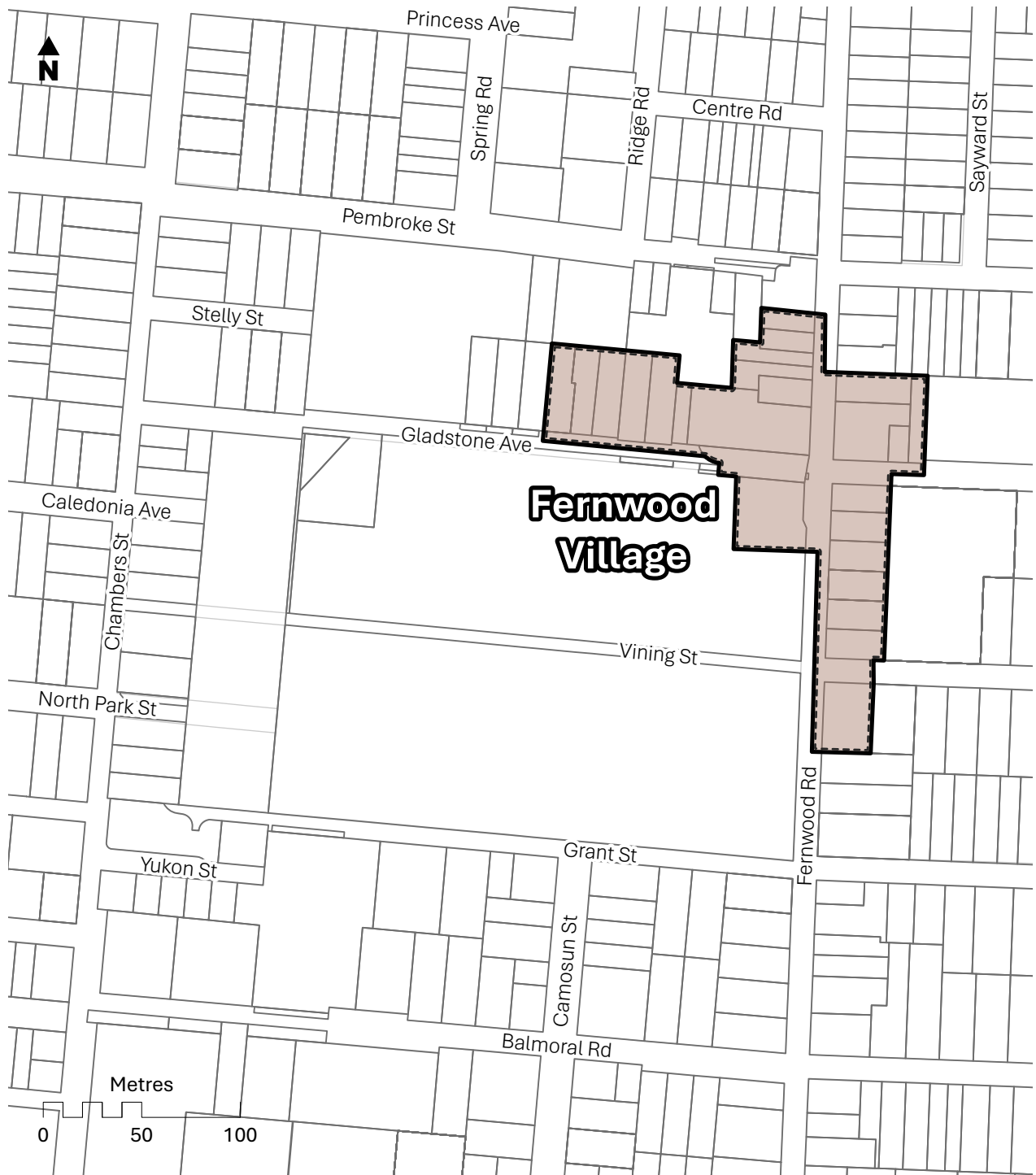
Core Historic Area



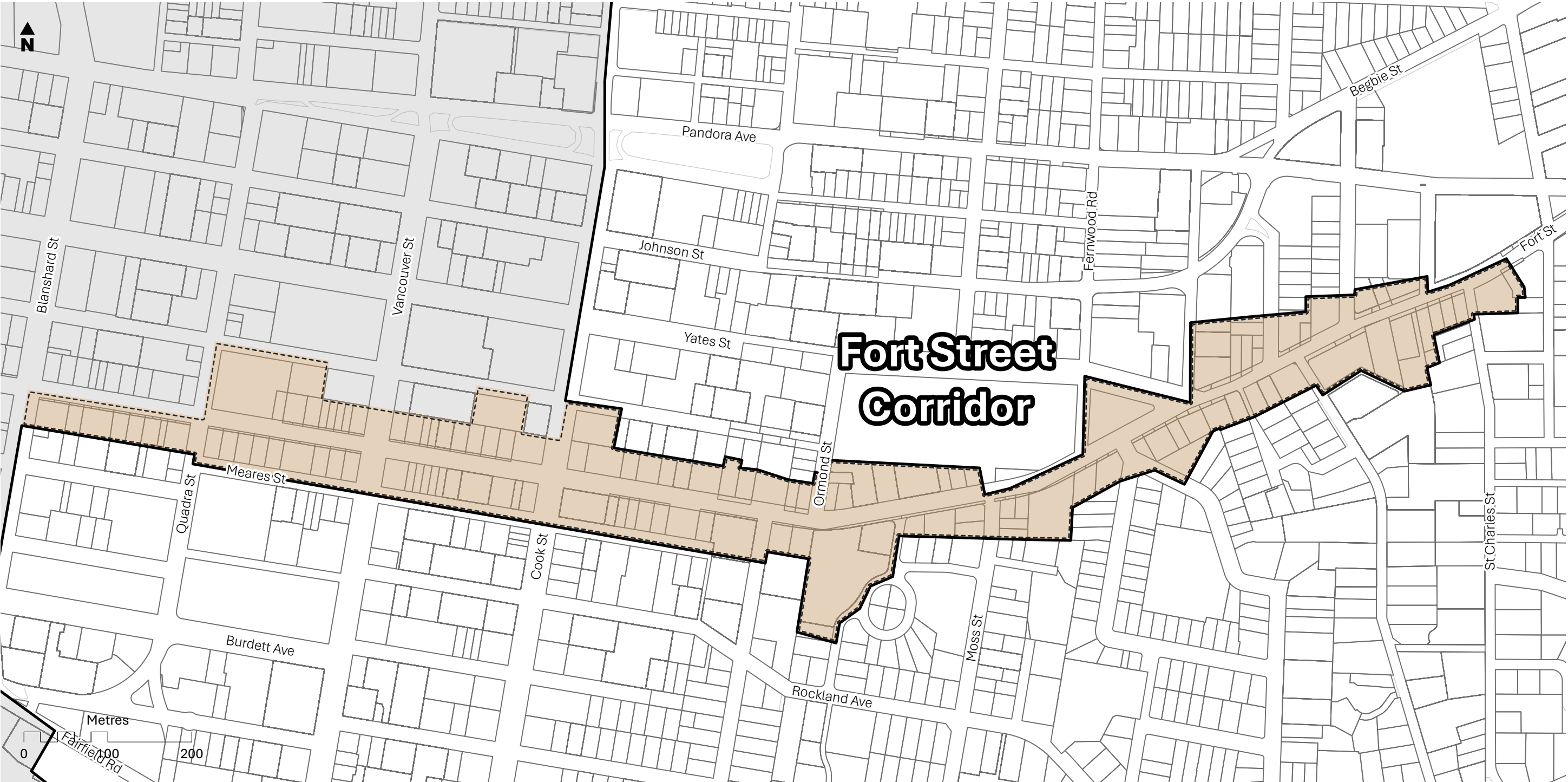
MAP 10

HCA 1: Commercial Heritage

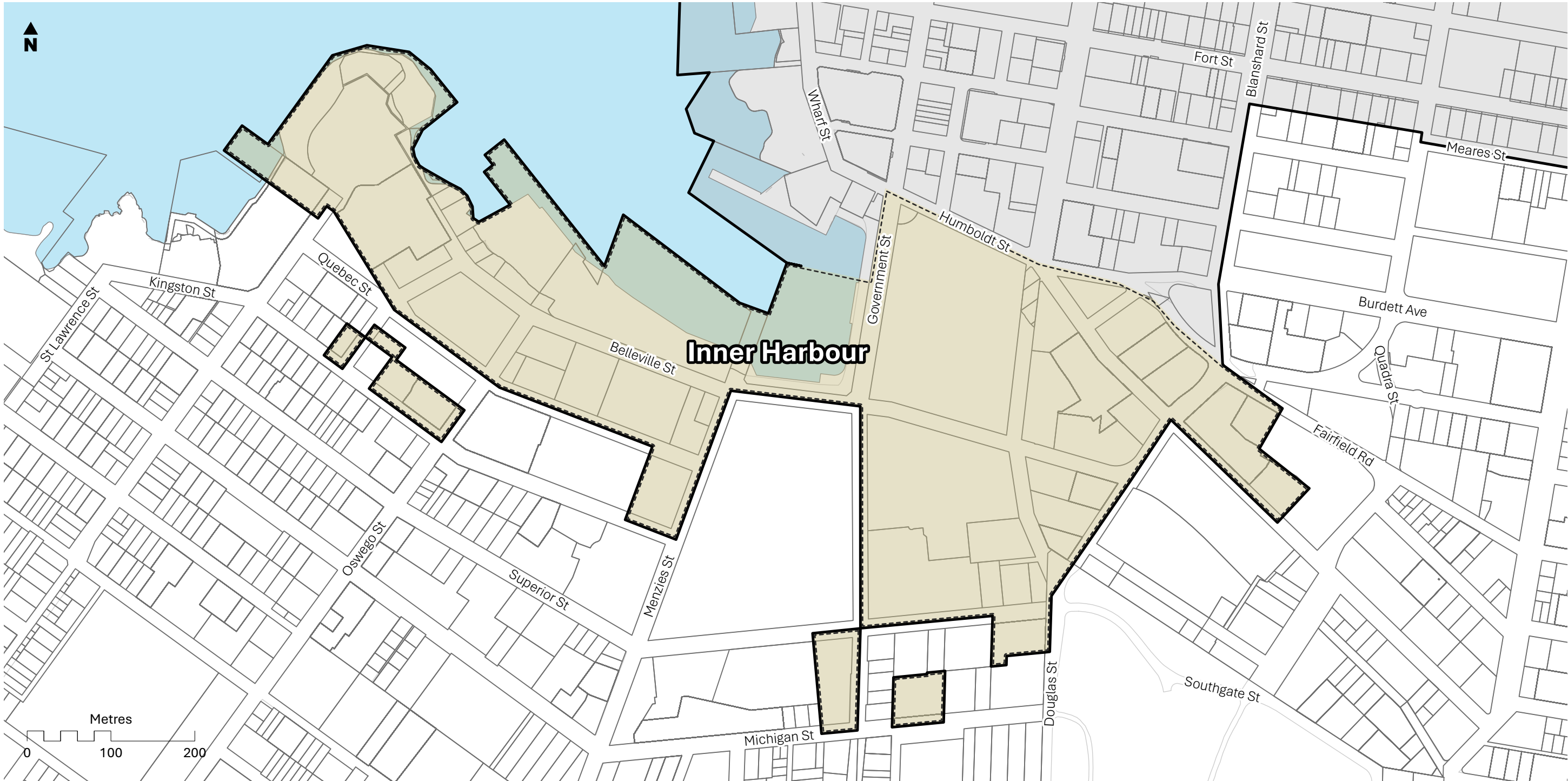
Fernwood Village Area



MAP 11
HCA 1: Commercial Heritage
Fort Street Corridor Area



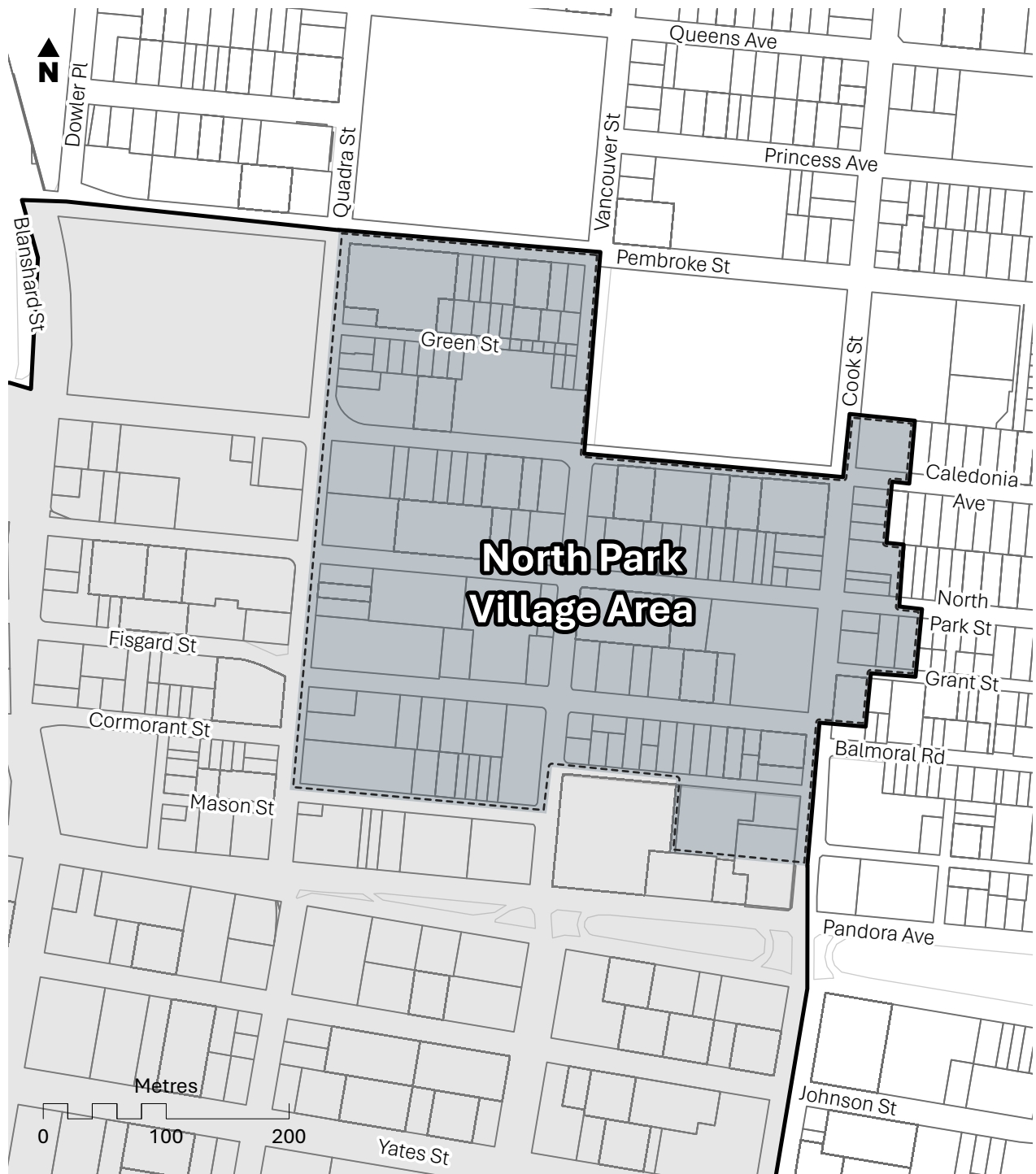
MAP 12
HCA 1: Commercial Heritage
Inner Harbour Area



MAP 13

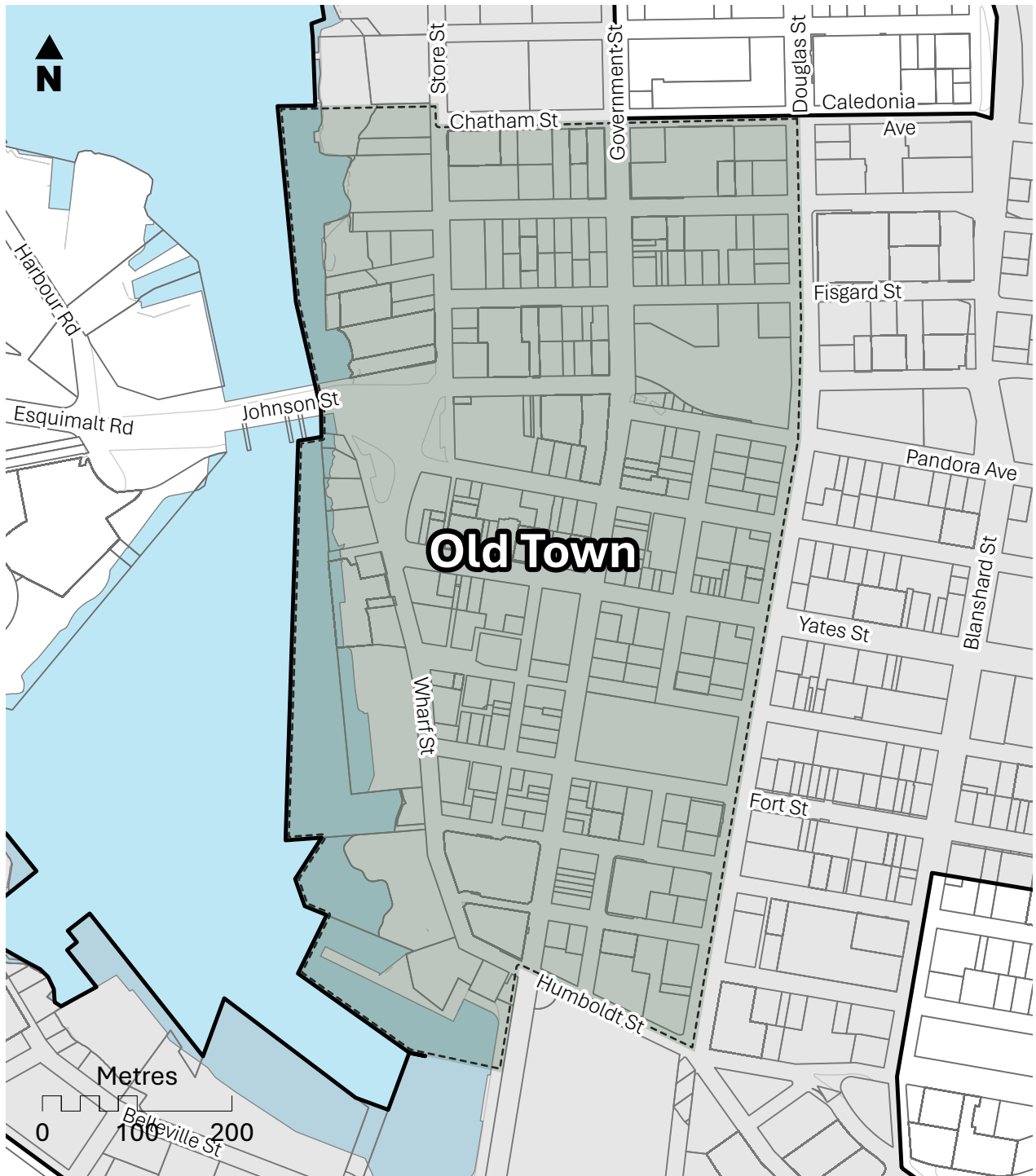
HCA 1: Commercial Heritage

North Park Village Area



MAP 14

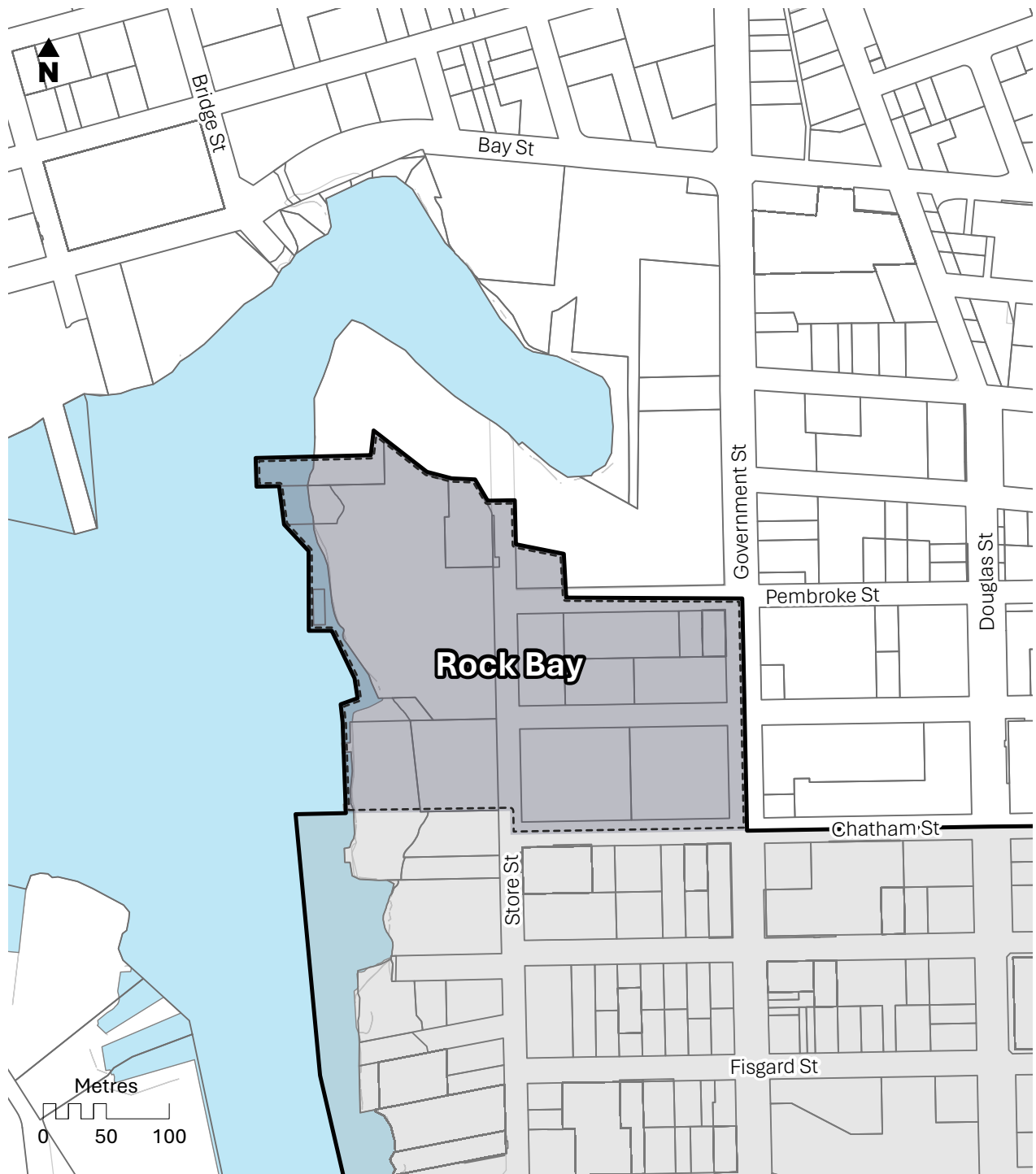
HCA 1: Commercial Heritage Old Town Area



MAP 15

HCA 1: Commercial Heritage

Rock Bay Area



HCA 2: Residential Heritage

1. Purpose

Pursuant to Section 614 (1) of the *Local Government Act*, the area that is shaded and circumscribed by solid lines on Map 16 - HCA 2: Residential Heritage Overview Map, Map 17 - HCA 2: Residential Heritage Avalon-Huntington, Map 18 - HCA 2: Residential Heritage Battery Street, Map 19 - HCA 2: Residential Heritage Catherine Street North, Map 20 - HCA 2: Residential Heritage Lewis Street, and Map 21 - HCA 2: Residential Heritage Robert Street is designated as Heritage Conservation Area HCA 2: Residential Heritage for the purpose of heritage conservation.

2. Applications and Exemptions

- a. Applications: A HAP is required in accordance with the *Local Government Act*.
- b. Exemptions: Notwithstanding the defined applications, a HAP is not required for:
 - i. an alteration identified in the General Exemptions listed in the “Overview” section of this Schedule;
 - ii. an alteration that does not require a building permit and does not alter a Character-Defining Element as listed in the applicable district Statement of Significance in the Residential Heritage Guidelines (2025); or
 - iii. routine maintenance of landscape features, including but not limited to pruning, planting and replacing trees and shrubs when necessary.

3. Special Conditions and Objectives

The special features, characteristics and special conditions that justify this designation, and which contribute to the heritage character or heritage value of the area include:

- a. Residential buildings reflecting a range of high-quality and well-preserved historic architectural styles, representing a range of income levels and diverse past owners, builders and residents.
- b. Consistent streetscapes, landscaping, setbacks and lot patterns within individual districts.
- c. Similar massing, roof lines, cladding materials and detailing among buildings within individual districts.

The objectives of this designation are:

- d. To conserve and enhance the special character of heritage properties, features and characteristics that contribute to the heritage value of the Residential Heritage Conservation Area.

- e. To ensure that new buildings in the Residential Heritage Conservation Area are compatible, and complementary to the heritage value and special features and characteristics of the area.
- f. To enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.

4. Applied Guidelines

The following guidelines are to be considered and applied for applications subject to this HCA:

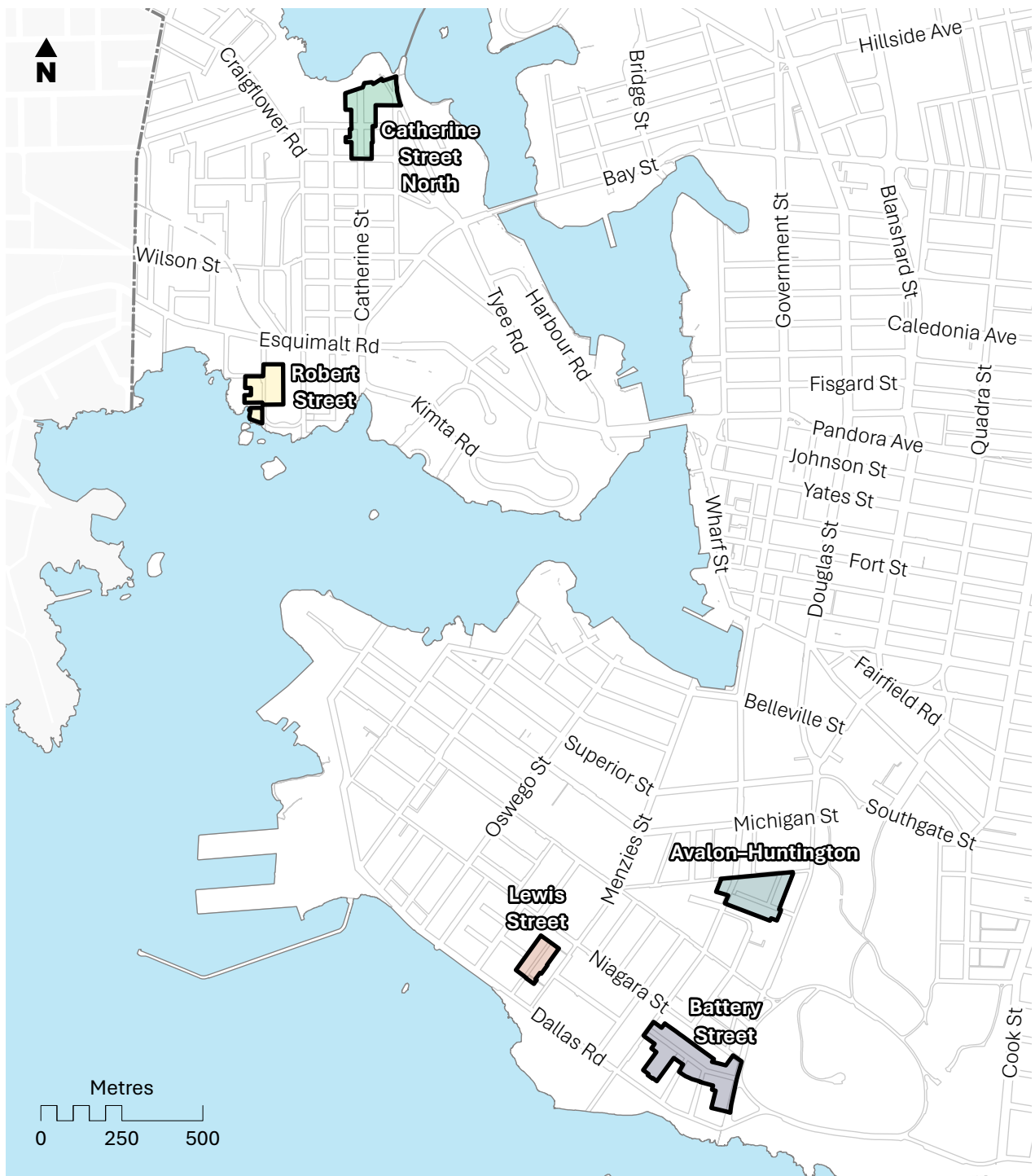
- a. Schedule 2J: Residential Heritage Guidelines (2025).
 - i. Where the exterior of a building that is not a protected heritage property is subject to a building permit application, the Residential Heritage Guidelines (2025) for new construction apply.
- b. Standards and Guidelines for the Conservation of Historic Places in Canada, with special attention to the following sections:
 - i. Chapter 3: The Standards for the Conservation of Historic Places in Canada
 - ii. Section 4.1: Guidelines for Cultural Landscapes, Including Heritage Districts
 - iii. Section 4.2: Guidelines for Archaeological Sites
 - iv. Section 4.3: Guidelines for Buildings
 - v. Section 4.5: Guidelines for Materials

5. Schedule of Protected Heritage Property for HCA 2: Residential Heritage

Table 1: Robert Street	Table 2: Lewis Street
a. 206 Robert Street	a. 19 Lewis Street
b. 224 Robert Street	b. 20 Lewis Street
c. 223 Robert Street	c. 24/26 Lewis Street
d. 230 Robert Street	d. 35 Lewis Street
e. 233 Robert Street	e. 38 Lewis Street
f. 242 Robert Street	f. 39 Lewis Street
g. 255 Robert Street	g. 43 Lewis Street
h. 614 Seaforth Street	h. 50 Lewis Street
	i. 53 Lewis Street
	j. 67 Lewis Street

MAP 16

HCA 2: Residential Heritage Overview Map



MAP 17

HCA 2: Residential Heritage

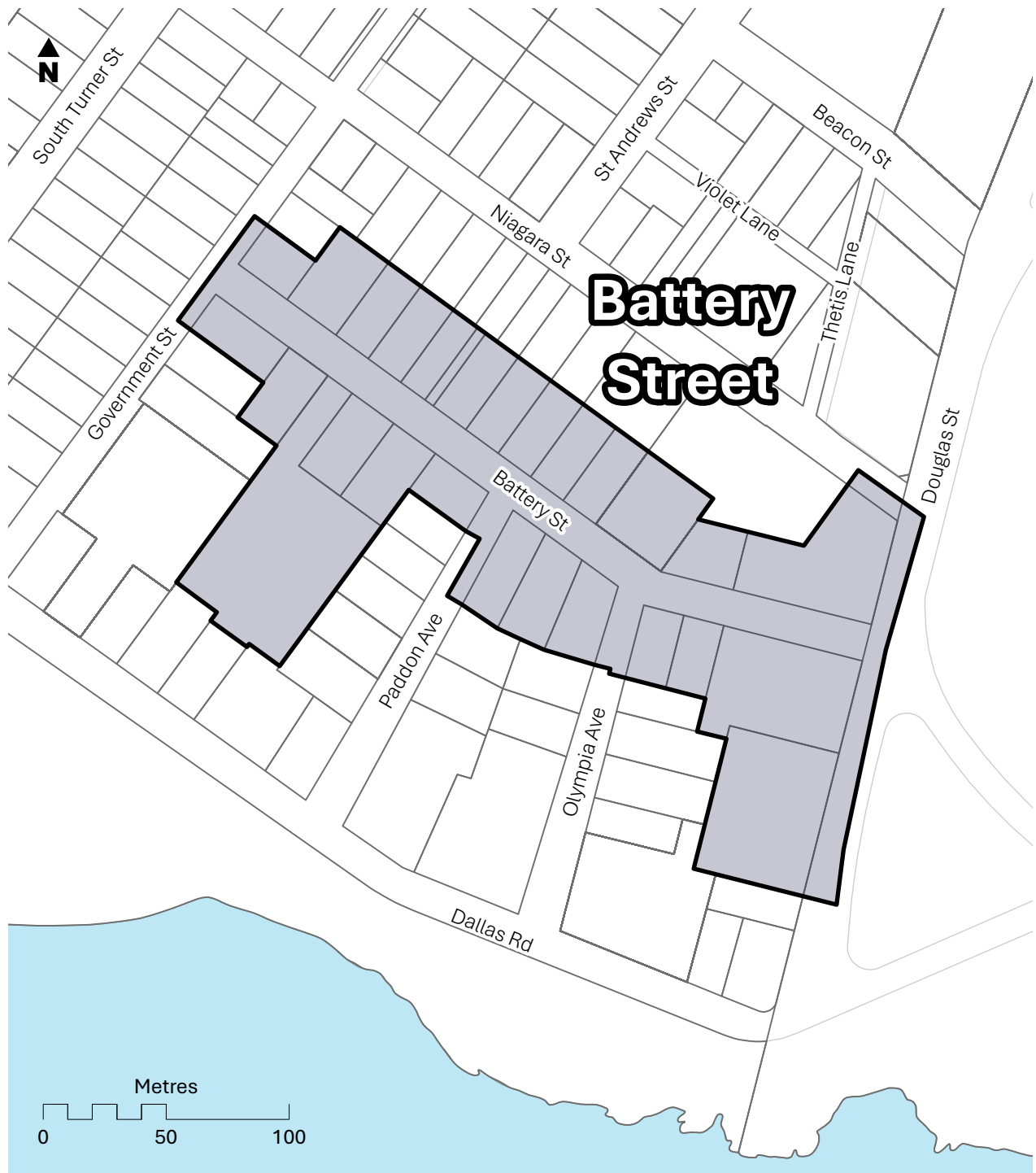
Avalon-Huntington Area



MAP 18

HCA 2: Residential Heritage

Battery Street Area



MAP 19

HCA 2: Residential Heritage

Catherine Street North



MAP 20

HCA 2: Residential Heritage

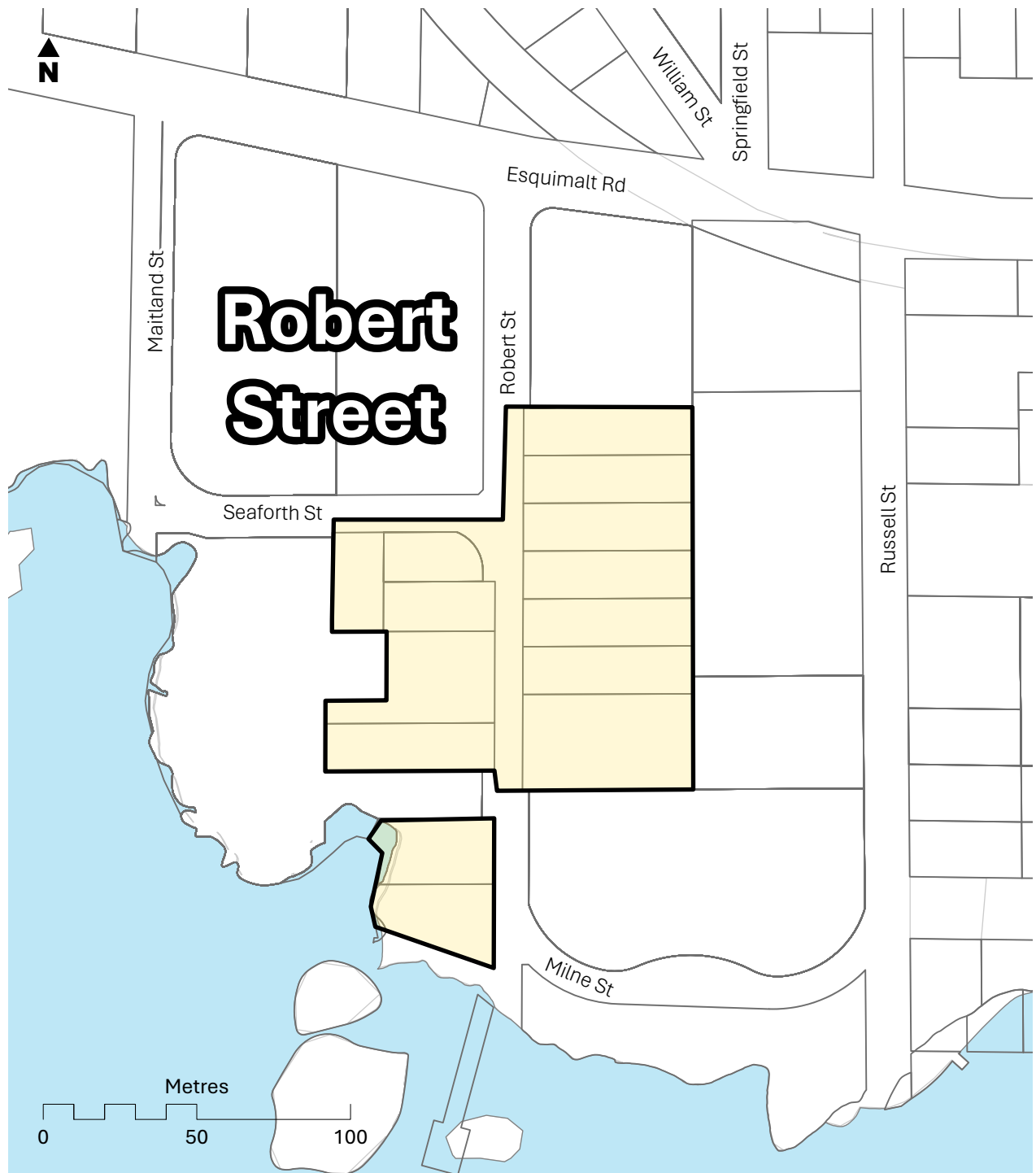
Lewis Street Area



MAP 21

HCA 2: Residential Heritage

Robert Street Area



TDPA: Tenant Protection

1. Purpose

Pursuant to Section 488 (1) (k) of the *Local Government Act*, the entire city is designated as Development Permit Area TDPA: Tenant Protection, for the purpose of mitigating the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed redevelopment.

2. Application and Exemptions

- a. DP Applications: A DP is required for any residential, commercial, and industrial development that will result in the displacement of any residential tenants from their rental unit.

3. Special Conditions and Objectives

The special conditions and objectives that justify this designation include:

- a. Renters account for a significant portion of the City of Victoria's population and many renters in are Core Housing Need.
- b. Victoria regularly has a very low rental vacancy rate.
- c. Renting allows for median income households to live in Victoria as the median annual income of renters is significantly lower than that of homeowners.
- d. If a renter is displaced from their current home due to redevelopment, they are likely to face significant financial and social hardship in the form of moving expenses, higher rent in the new unit, greater transportation costs for employment, loss of community and more.
- e. This development permit area aims to mitigate the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed redevelopment.

4. Applied Guidelines

The following guidelines are to be considered and applied for development permits:

- a. Mitigate impacts of the relocation process for displaced tenants by considering financial compensation and relocation supports that reflect renter household preferences wherever possible.

- b. Prioritize assistance for displaced tenants who need it most by considering providing support to find alternate affordable housing provision for those with low income or other housing barriers.
- c. Initiate early and maintain ongoing communication about the intent to redevelop and the supports available.
- d. Consider providing displaced tenants an opportunity to return to a unit in the new development at below-market rents.
- e. Compliance with the City's Tenant Protection During Redevelopment Bylaw.

EDPA: Environmental Protection

1. Purpose

Pursuant to Section 488 (1) (a) of the *Local Government Act*, the area of land covered by water, shoreline and uplands within seven (7) metres perpendicular from the high water mark, generally as shaded and circumscribed by solid lines in Map 22 - EDPA 1: Shorelines and Waterways is designated as Environmental Development Permit Area EDPA: Environmental Protection, for the purposes of protection of the natural environment, its ecosystems and biological diversity.

2. Application and Exemptions

- a. DP Applications: A DP is required in accordance with the *Local Government Act*.
- b. DP Exemptions: Notwithstanding the defined applications, a DP is not required for:
 - i. Actions listed under General Exemptions in the “Overview” section of this Schedule.
 - ii. The area of a lot’s rear yard for a distance measured six (6) metres from the rear-most portion of a lawfully sited principal building.
 - iii. Installation of one (1) path per property to the shoreline if the path is constructed entirely of permeable materials, and not wider than one (1) metre;
 - iv. Removal of non-native plant species, including, but not limited to, broom, English Ivy, and non-native blackberry, if they are replaced with native plant species and in a manner which does not create erosion;
 - v. Repairs to lawful existing structures and pathways necessary to address a potential safety hazard;
 - vi. Fences located along side parcel boundaries that are generally at right angles to the shoreline, provided the portion of the fence above grade is made entirely of wood.

3. Special Conditions and Objectives

The special conditions and objectives that justify this designation include:

- a. The Gorge Waterway is a sensitive, tidal-influenced watercourse connecting important fish-bearing areas within the Victoria Harbour. The Victoria Arm of the Gorge Waterway is an important habitat that is supportive of fish and wildlife populations and several shoreline areas have been identified as having high ecological value. Pre-existing structures are located on some properties within the development permit

area boundaries. Development permit guidelines aim to preserve the integrity or connectivity of coastal processes including by protecting and enhancing shoreline areas with high biodiversity and ecological value, mitigating potential impacts of development and requiring restoration and enhancement of damaged or degraded ecosystems during development.

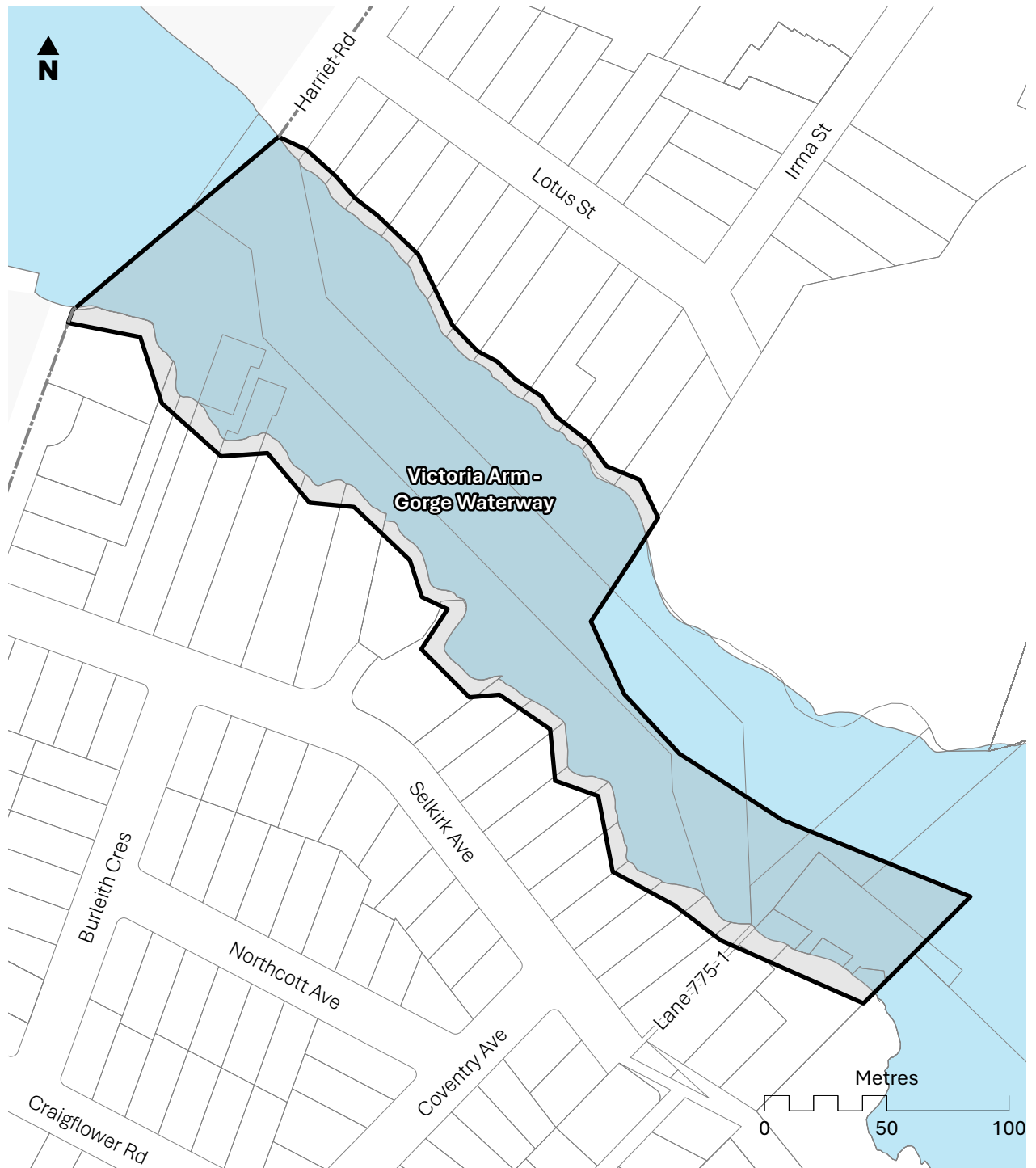
4. Applied Guidelines

The following guidelines are to be considered and applied for DPs:

- a. For the **Victoria Arm - Gorge Waterway Area**, as circumscribed with dotted lines and noted on Map 22 - EDPA 1: Shorelines and Waterways:
 - i. Schedule 2K: Victoria Arm - Gorge Waterway Guidelines (2025).

MAP 22

EDPA: Environmental Protection



Schedule C Appendices

Guidelines

Schedule 2A: General Urban Design Guidelines (2025)

Schedule 2B: Downtown Core Design Guidelines (2025)

Schedule 2C: Fisherman's Wharf Plan Design Guidelines (2014)

Schedule 2D: Royal BC Museum Urban Design Guidelines (2006)

Schedule 2E: Dockside Green Urban Design Guidelines (consolidated)

Schedule 2F: Harbour Road Industrial Waterfront Design Guidelines (2008)

Schedule 2G: Roundhouse Design Guidelines (2023)

Schedule 2H: Old Town Design Guidelines (2025)

Schedule 2I: Fernwood Village Guidelines (2022)

Schedule 2J: Residential Heritage Conservation Area Guidelines (2025)

Schedule 2K: Victoria Arm - Gorge Waterway Guidelines (2025)