

CITY OF VICTORIA | 10-Year OCP Update

Development Permit Areas and Heritage Conservation Areas

Proposed Approach

The *Local Government Act (LGA)* gives municipalities the authority to designate Development Permit Areas (DPAs) to achieve development related objectives, including for form and character, energy and water conservation, reduction of greenhouse gas emissions, environmental protection and commercial area revitalization. Before any development, property owners in a DPA must obtain a development permit that aligns with the associated guidelines.

The *LGA* also gives municipalities the authority to designate Heritage Conservation Areas (HCAs) to protect areas with significant heritage value. These areas may include buildings, structures or landscapes that have aesthetic, historic, scientific, cultural, social or spiritual importance. HCAs enable municipalities to ensure that any changes or developments in these areas respect and preserve their heritage value.

DPAs and HCAs are designated in the Official Community Plan. Victoria's current Official Community Plan (2012 OCP) identifies close to twenty development permit areas (DPAs) and heritage conservation areas (HCAs). Dozens of guidelines, some that pre-date the 2012 OCP, are associated with these areas.

PROPOSED DPA AND HCA FRAMEWORK

A new framework is proposed for Victoria 2050, the City's draft updated OCP, to consolidate, streamline and clarify DPAs and HCAs, eliminating unnecessary redundancies and emphasizing key design outcomes. The newly proposed framework for Victoria 2050 would include five DPAs, two HCAs and one Environmental DPA (EDPA), as summarized in the table below and generally identified in Attachment B1.

General Urban Design – Citywide

The City's primary guidelines applicable to most development in the city, would be *General Urban Design (GUD) Guidelines*, which were originally approved in 2022 and are proposed to be updated as in accordance with Attachment B2.

Downtown

The *Downtown Core Area Plan (DCAP) Design Guidelines*, which were recently updated in 2021, would continue to apply to the Downtown Core Area, Inner Harbour and Legislative District areas.

Heritage

Administrative updates are proposed for the *Old Town Design Guidelines*, primarily to ensure key aspects of guidelines that would be rescinded in their current form, such as for signs and awnings on heritage buildings, are retained and applicable where appropriate. Minor additions would be incorporated to ensure consistency with other guidelines, such as aligning mural policy in the Old Town Design Guidelines with DCAP. The *Standards and Guidelines for the Conservation of Historic Places in Canada* (Heritage Standards and Guidelines) would continue to apply in all HCAs.

Residential heritage guidelines are proposed to be streamlined, consolidated and applied to all residential HCAs, creating a clear and consistent framework for residential heritage while incorporating guidelines that are unique to specific existing HCAs where needed. A new commercial HCA would include existing HCAs in commercial areas and retain their applicable guidelines, such as the *Old Town Design Guidelines* and the *Fernwood Village Guidelines*.

Environmental Guidelines

The existing guidelines for the Victoria Arm of the Gorge Waterway (currently listed in DPA 8 of the 2012 OCP) would continue to apply to this area as part of the new EDPA. Additional areas and guidelines may be added to this EDPA in future, following completion of the proposed Natural Assets Strategy.

Other Areas and Guidelines

The Victoria Harbour would rely on existing plans and guidelines until such time that an updated comprehensive plan for the harbour is approved, as summarized below. The Songhees District, which has numerous guidelines associated with Master Development Agreements would continue to be subject to these guidelines.

Guideline Updates and Alignment

Other topic or area specific guidelines may be retained if not otherwise addressed in the new framework, but most remaining guidelines on file would be proposed to be rescinded at the time of bylaw adoption. Administrative updates to guidelines that are retained would be considered for clarity, consistency and alignment with Victoria 2050.

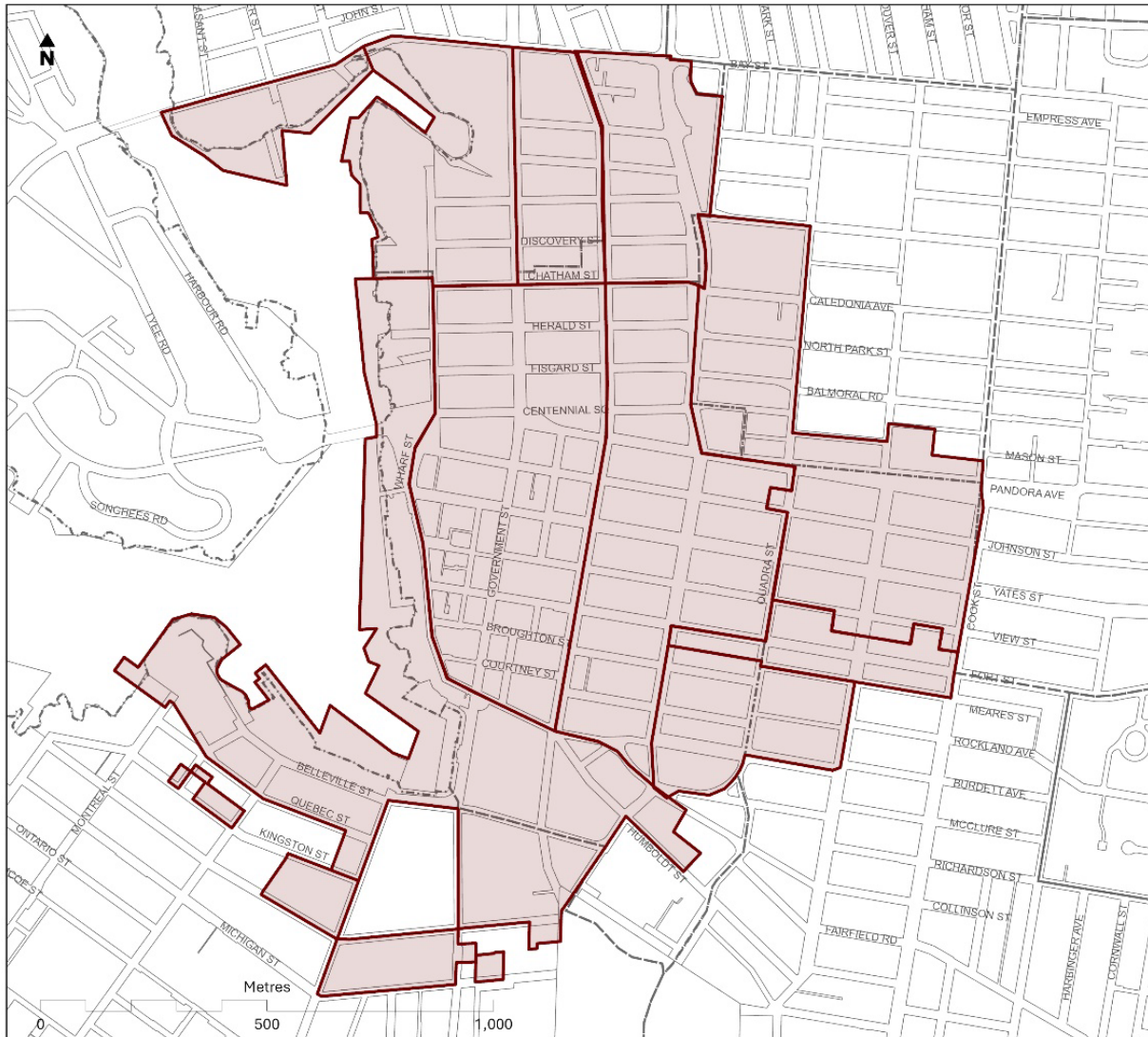
Area (see maps)	Applicable Guidelines
DPA 1: General Urban Design	<ul style="list-style-type: none">• Updated GUD Guidelines*
DPA 2: Downtown Core Area	<ul style="list-style-type: none">• DCAP Design Guidelines• Updated Old Town Design Guidelines• Cathedral Hill Precinct Guidelines
DPA 3: Victoria Harbour	<ul style="list-style-type: none">• DCAP Design Guidelines• Guidelines within <i>Victoria Harbour Plan (2001)</i>• Guidelines within <i>Fisherman's Wharf Plan and Guidelines (2014)</i>• <i>RBC Museum Urban Design Guidelines (2006)</i>

DPA 4: Songhees District	<ul style="list-style-type: none"> • Design Guidelines for the Dockside Area (2005) • Harbour Road Industrial Waterfront Design Guidelines (2008) • Roundhouse Design Guidelines (2008)(revised 2015) • Guidelines within the <i>Victoria Harbour Plan (2001)</i>
DPA 5: Tenant Protection	<ul style="list-style-type: none"> • As discussed in report Attachment E
HCA 1: Commercial Heritage	<ul style="list-style-type: none"> • Updated Old Town Design Guidelines • <i>Fernwood Village Design Guidelines (2022)</i> • Heritage Standards and Guidelines
HCA 2: Residential Heritage	<ul style="list-style-type: none"> • New Residential Heritage Guidelines • Heritage Standards and Guidelines
EDPA 1: Shoreline and Waterways	<ul style="list-style-type: none"> • Existing listed guidelines in 2012 OCP DPA 8. Updates for alignment with OCP policy may be considered.

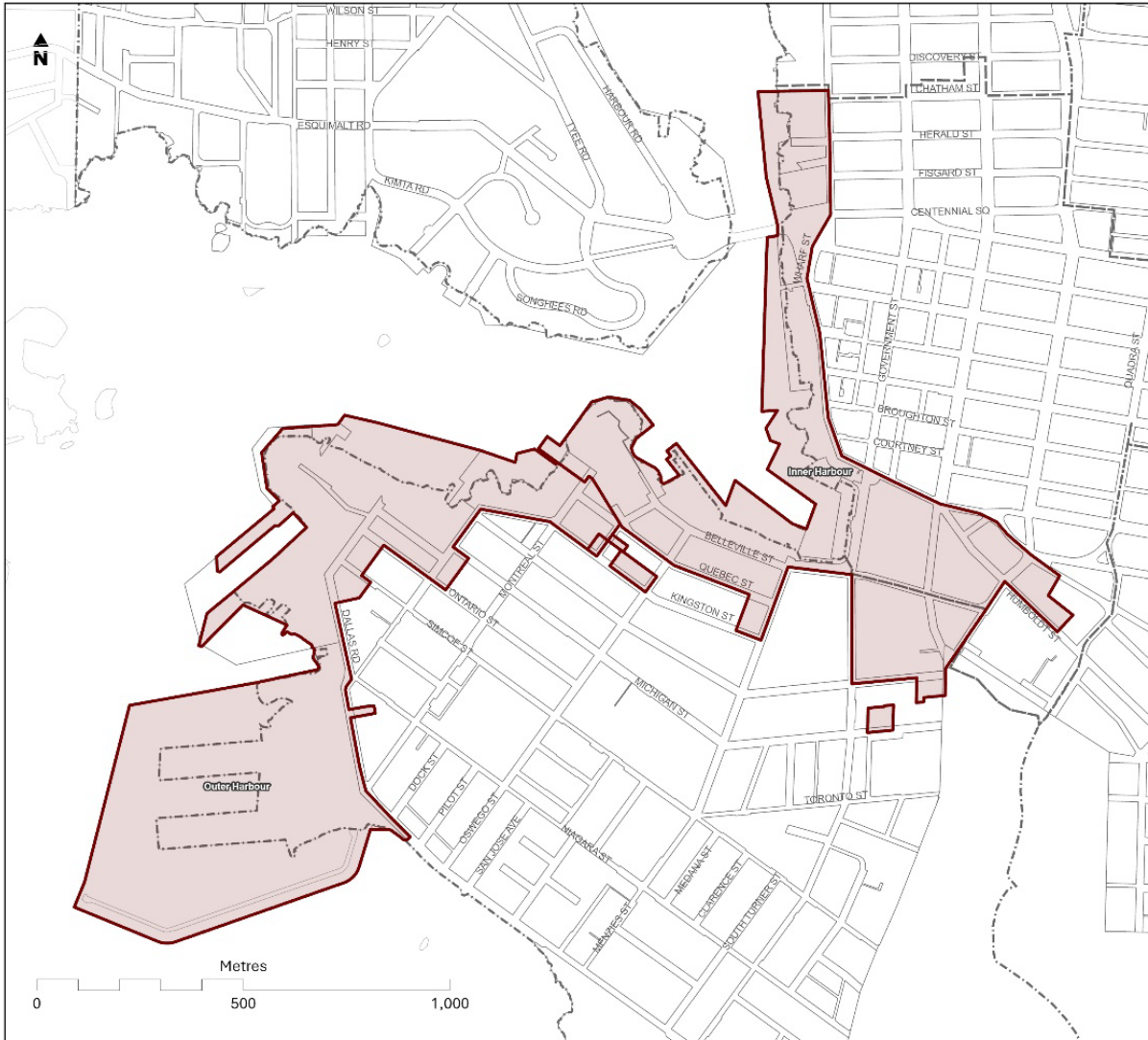
* See attached for proposed updated guidelines.

Attachment B1: Generally Proposed DPA and HCA Areas

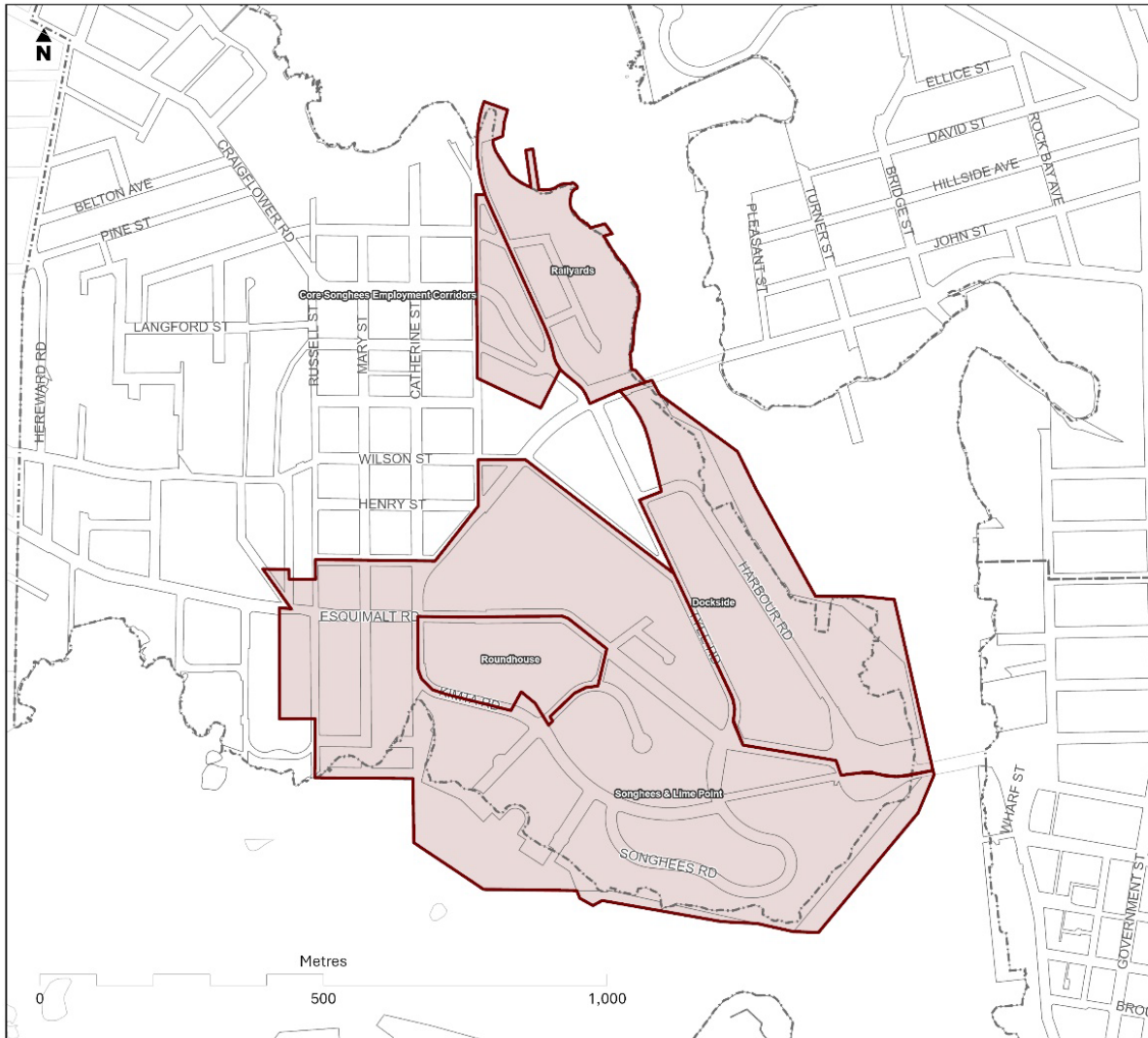
Note: Where the proposed extent is citywide, no map is provided. Areas are depicted generally; adjustments may occur as the framework is finalized.



Proposed Areas for
DPA 2: Downtown

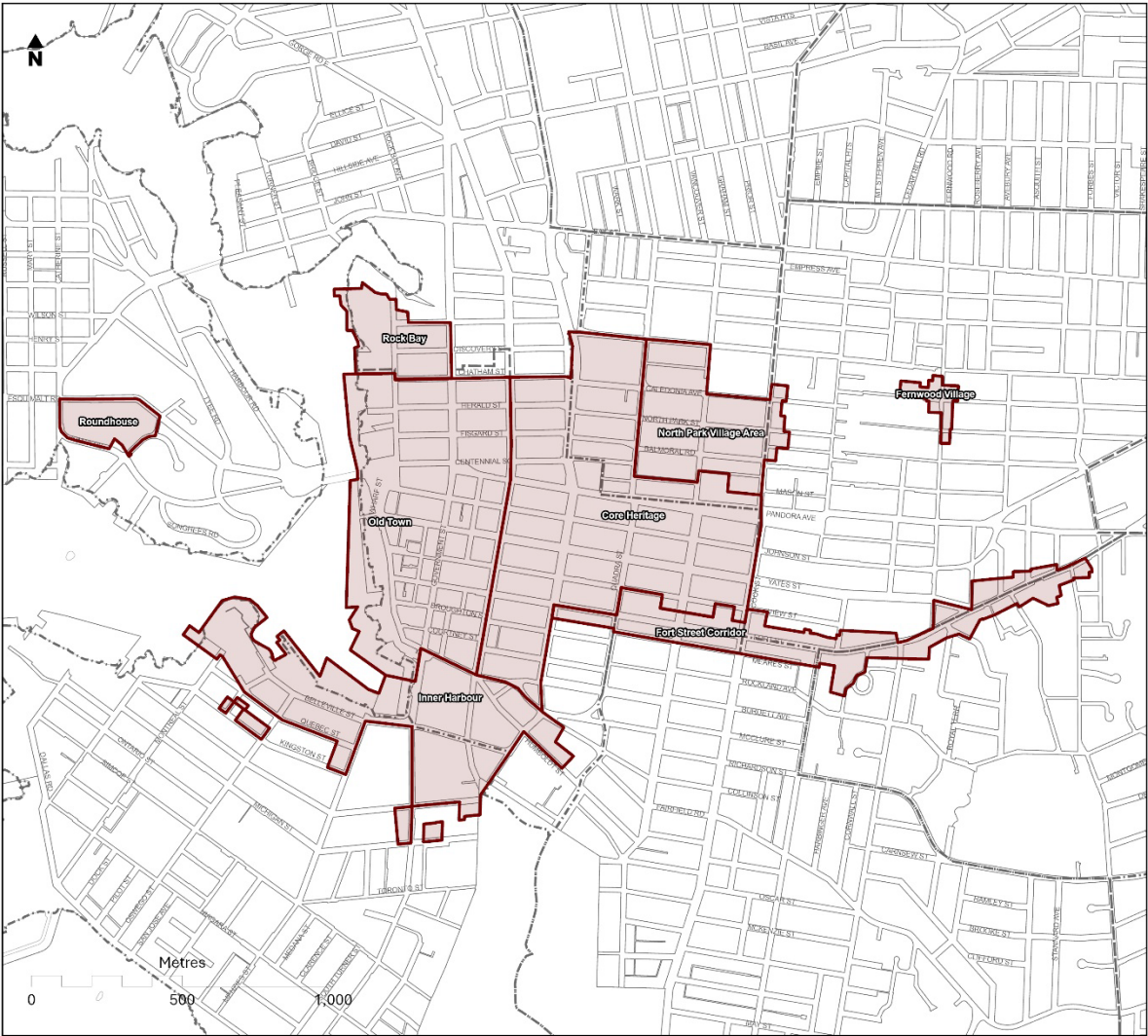


Proposed Areas for
DPA 3: Victoria Harbour



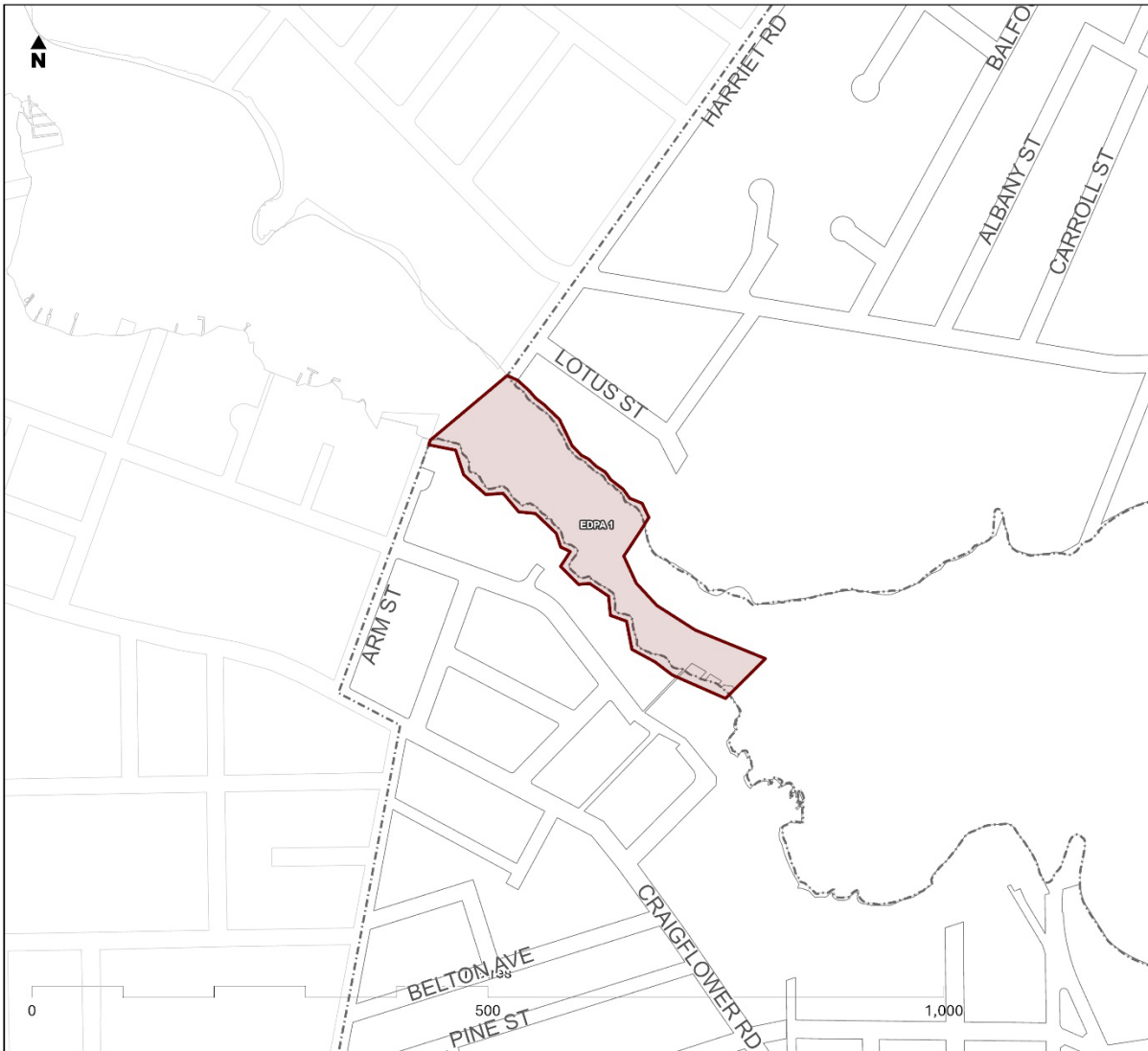
Proposed Areas for DPA 4: Songhees District

Proposed Areas for HCA1: Commercial Heritage





Proposed Areas for
HCA 2: Residential Heritage



Proposed Areas for
EDPA 1: Shoreline and
Waterways