

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to designate a portion of each of Robert Street and Seaforth Street as a Heritage Conservation Area.

Contents

- 1 Title
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- 9 Commencement

Under its statutory powers including Part 14, Division 4 and Part 15, Division 4 of the *Local Government Act*, RSBC 2015 c 1, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts as follows:

Title

- 1** This Bylaw may be cited as “OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 39)”.

Definitions

- 2** “OCP Bylaw” means the City’s Bylaw No. 21-108, the Official Community Plan Bylaw, 2012.

Official Community Plan Bylaw

- 3** The OCP Bylaw is amended in Schedule A, Table of Contents, under the heading “List of Maps” by:
 - a) Inserting the following text immediately after the text “Map 71: HCA1: Traditional Residential – Elora”:

“Map 71A: HCA1: Traditional Residential- Robert Street”; and
 - b) Renumbering the page number references for Maps 72, 73, and 74 accordingly.
- 4** The OCP Bylaw is amended in Schedule A, Appendix A: Development Permit Areas and Heritage Conservation Areas by repealing Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas and replacing it with a new Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas, attached to this Bylaw in Schedule 1.
- 5** The OCP Bylaw is amended in Schedule A, Appendix A: Development Permit Areas and Heritage Conservation Areas by repealing Map 66: HCA 1: Traditional Residential and replacing it with a new Map 66: HCA 1: Traditional Residential, attached to this Bylaw in Schedule 2.
- 6** The OCP Bylaw is amended in Schedule A, Appendix A: Development Permit Areas and Heritage Conservation Areas, HCA 1: Traditional Residential Areas by repealing section 2 and replacing it with the following section:

"2 Application and Exemptions

- (a) Heritage Alteration Permits are required in accordance with the Local Government Act except for:
 - (i) building envelope remediation, so long as there are no changes to materials, appearance or design when the remediation is completed;
 - (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;

and the following exemptions.

- (b) Specific exemptions for HCA 1, Traditional Residential - Robert Street:
 - (i) A Heritage Alteration Permit is not required except for land, buildings, or other structures, or portions thereof, which are:
 - (1) listed on the City of Victoria Heritage Register;
 - (2) subject to a Heritage Designation Bylaw;
 - (ii) A Heritage Alteration Permit is not required for:
 - (1) interior renovations;
 - (2) exterior painting;
 - (3) roof replacement using similar materials;
 - (4) rear deck construction;
 - (5) on lots with a single street frontage, additions to the rear elevation of a building, which are under 100 square metres in size, less than the width of the rear elevation, and equal to or less than the height of the lowest portion of the roof;
 - (6) on lots with a single street frontage, a single garden suite located in the rear yard;
 - (7) landscaping alterations to features not identified as Character Defining Elements in the Robert Street Heritage Conservation Area Guidelines (2021);
 - (8) replacement of eaves troughs, downspouts and exterior lighting;
 - (9) sustainability upgrades that do not affect the appearance of a building from the street;
 - (10) interior insulation;
 - (11) envelope air sealing like weather stripping; or
 - (12) mechanical system upgrades, including but not limited to those with exterior equipment such as heat pumps and air conditioning units.

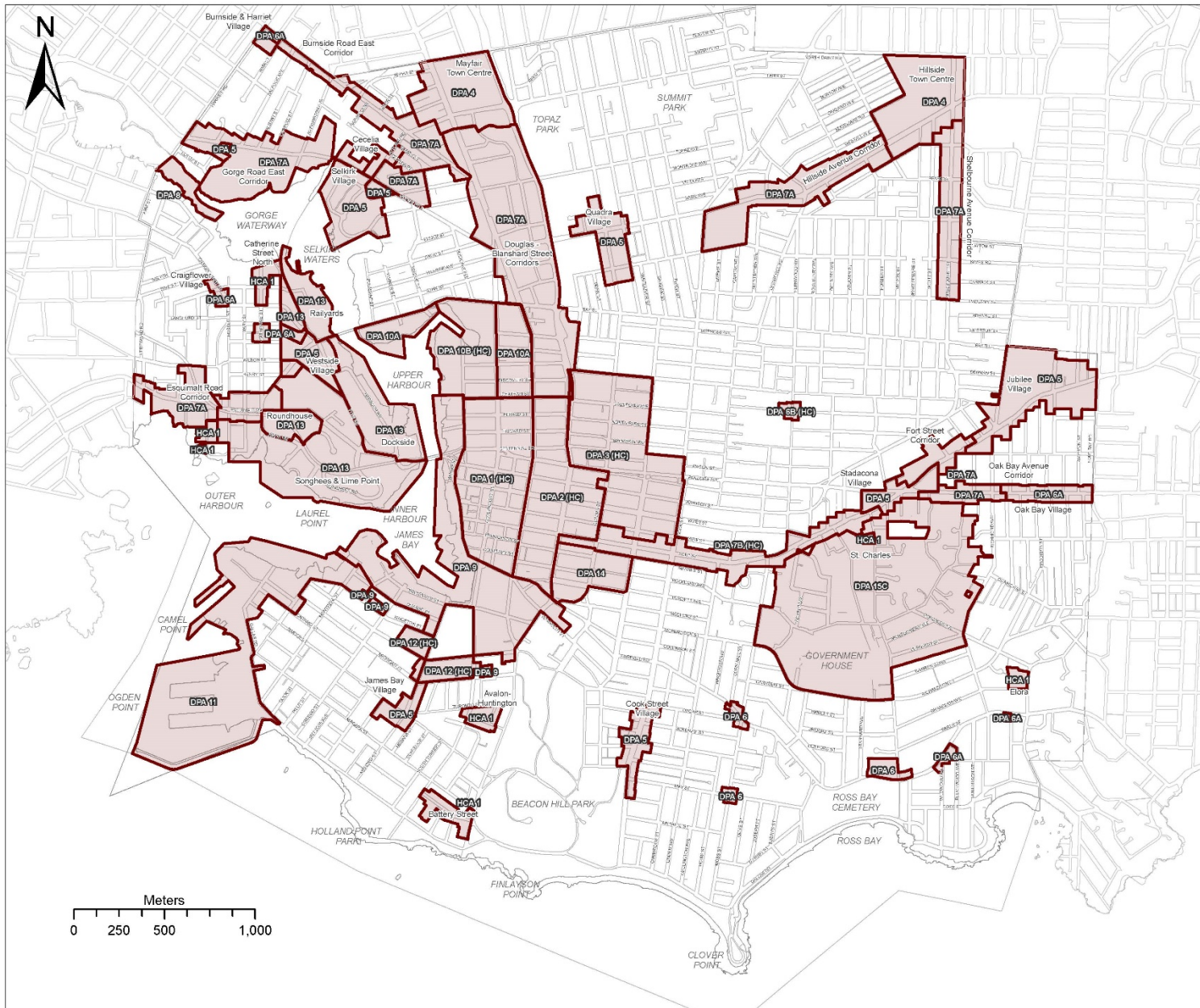
7 The OCP Bylaw is amended in Schedule A, Appendix A: Development Permit Areas and Heritage Conservation Areas, HCA 1: Traditional Residential Areas by adding the following new subsection immediately after subsection 5(e):

- › Robert Street Heritage Conservation Area Guidelines (2021).
- › Standards and Guidelines for the Conservation of Historic Places in Canada.
- › City of Victoria Heritage Program Sign & Awning Guidelines (1981).
- › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
- › Victoria West Neighbourhood Plan (2018).”

9 This Bylaw comes into force on adoption.

ADOPTED on the _____ day of _____ 2022

MAYOR



MAP 32

COMPOSITE MAP OF DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

- DPA 1 (HC): Core Historic
- DPA 2 (HC): Core Business
- DPA 3 (HC): Core Mixed-Use Residential
- DPA 4: Town Centres
- DPA 5: Large Urban Villages
- DPA 6A: Small Urban Villages
- DPA 6B (HC): Small Urban Villages Heritage
- DPA 7A: Corridors
- DPA 7B (HC): Corridors Heritage
- DPA 8: Victoria Arm Gorge Waterway
- DPA 9 (HC): Inner Harbour
- DPA 10A: Rock Bay
- DPA 10B (HC): Rock Bay Heritage
- DPA 11: James Bay and Outer Harbour
- DPA 12 (HC): Legislative Precinct
- DPA 13: Core Songhees
- DPA 14: Cathedral Hill Precinct
- HCA 1: Traditional Residential
- DPA 15C: Intensive Residential Rockland

See Map 32A for the following Intensive Residential Development Permit Areas:

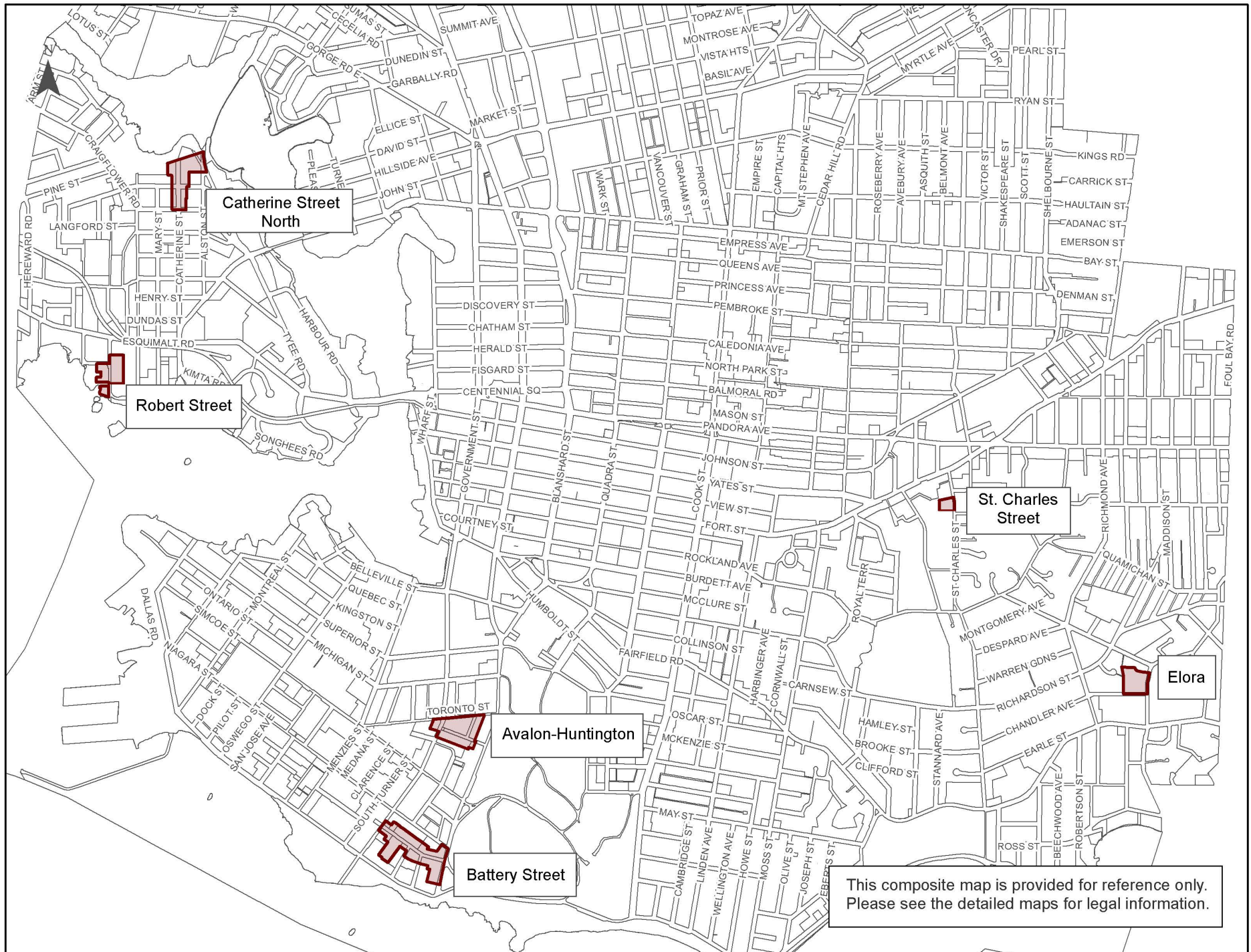
DPA 15F: Intensive Residential - Attached Residential Development

The following designations apply to all areas within the City of Victoria and are not shown on this map:

- DPA 15A: Intensive Residential Small Lot
- DPA 15B: Intensive Residential Panhandle Lot
- DPA 15D: Intensive Residential Duplex
- DPA 15E: Intensive Residential Garden Suites
- DPA 16: General Form and Character

This composite map is provided for reference only. Please see the map and provisions for each designated DPA and HCA for legal information.

Bylaw 21-108, Schedule 2 Map 66



Bylaw 21-108, Schedule 3 Map 71A

