

F.3 Bylaw for Official Community Plan Amendment: Downtown Core Area Plan Update

Moved By Councillor Alto

Seconded By Councillor Andrew

That the following bylaw **be given first and second readings:**

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 41) No. 22-008

CARRIED UNANIMOUSLY



Council Report

For the Meeting of March 10, 2022

To: Council **Date:** February 25, 2022
From: C. Kingsley, City Clerk
Subject: Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 41) No. 22-008

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 41) No. 22-008

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 22-008.

The issue came before Council on March 3, 2022 where the following resolution was approved:

Downtown Core Area Plan Update

That Council:

1. Approve the Downtown Core Area Plan (2022).
2. Receive for information feedback received as part of the consultation process on the proposed Official Community Plan amendments.
3. Give first and second readings of Official Community Bylaw, 2012, Amendment Bylaw No. 41 (No.22-008) prior to consideration at a public hearing.
4. Direct staff to prepare amendments to Zoning Bylaw 2018 to align building setback regulations with the updated Downtown Core Area Plan (2022) and bring forward for first and second readings prior to consideration at a public hearing.

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 22-008

OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO.41)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to revise references to the Downtown Core Area Plan (2011) and related design guideline sections with the updated Downtown Core Area Plan (2022).

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Under its statutory powers, including Division 4 of Part 14 of the *Local Government Act*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

- 1 This Bylaw may be cited as the “OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO.41)”.

Amendments

- 2 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Schedule A, Appendix A, within DPA 1 (HC): Core Historic, by repealing section 5 in its entirety and replacing it with the following:

“5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

- (a) Standards and Guidelines for the Conservation of Historic Places in Canada
- (b) Old Town Design Guidelines – New Buildings and Additions to Existing Buildings (2019)
- (c) Downtown Core Area Plan (2011), revised 2022 – with special attention to the following sections:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 2: Public External View Guidelines
 - (iii) Appendix 3: Sidewalk Width Guidelines
 - (iv) Appendix 4: Building Design Guidelines

- (d) Guidelines for Fences, Gates and Shutters (2010)
- (e) Victoria Harbour Plan (2001)
- (f) City of Victoria Heritage Program Sign & Awning Guidelines (1981)
- (g) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)”

3 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Schedule A, Appendix A, within DPA 2 (HC): Core Business, by repealing section 5 in its entirety and replacing it with the following:

“5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

- (a) Downtown Core Area Plan (2011), revised 2022 – with special attention to the following sections:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 2: Public External View Guidelines
 - (iii) Appendix 3: Sidewalk Width Guidelines
 - (iv) Appendix 4: Building Design Guidelines
- (b) Guidelines for Fences, Gates and Shutters (2010)
- (c) Urban Design Guidelines, Fairfield Block, Parcels 1 and 2 (2001)
- (d) Yates Street 700 Block Guidelines for Buildings, Canopies, Awnings and Signs (1984)
- (e) Standards and Guidelines for the Conservation of Historic Places in Canada
- (f) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (g) City of Victoria Heritage Program Sign & Awning Guidelines (1981)
- (h) Bay Site Design Guidelines (2006)”

4 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Schedule A, Appendix A, within DPA 3 (HC): Core Mixed-Use Residential, by repealing section 5 in its entirety and replacing it with the following:

“5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

- (a) Downtown Core Area Plan (2011), revised 2022 – with special attention to the following sections:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 2: Public External View Guidelines
 - (iii) Appendix 3: Sidewalk Width Guidelines
 - (iv) Appendix 4: Building Design Guidelines
 - (b) Guidelines for Fences, Gates and Shutters (2010)
 - (c) Standards and Guidelines for the Conservation of Historic Places in Canada
 - (d) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
 - (e) City of Victoria Heritage Program Sign & Awning Guidelines (1981)”
- 5** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Schedule A, Appendix A, within DPA 7A: Corridors, by repealing section 5 in its entirety and replacing it with the following:
- “5. Guidelines:
- These Guidelines are to be considered and applied for Development Permits:
- (a) Guidelines for all corridors:
 - (i) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
 - (ii) Guidelines for Fences, Gates and Shutters (2010)
 - (b) In addition to the above guidelines, the following guidelines apply to specific corridors:
 - (i) Burnside Road East corridor:
 - 1. Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019
 - 2. Revitalization Guidelines for Corridors, Villages and Town Centres (2017)
 - (ii) Douglas-Blanshard corridor:
 - 1. For areas within this DPA located south of Bay Street, the following guidelines from the Downtown Core Area Plan (2011), revised 2022 apply – with special attention to the following sections:
 - a. Appendix 3: Sidewalk Width Guidelines

- b. Appendix 4: Building Design Guidelines
 - 2. For areas within this DPA located north of Bay Street, the following guidelines apply:
 - a. Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019
 - b. Revitalization Guidelines for Corridors, Villages and Town Centres (2017)
 - (iii) Gorge Road East corridor:
 - 1. Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019
 - 2. Revitalization Guidelines for Corridors, Villages and Town Centres (2017)
 - (iv) Esquimalt Road corridor:
 - 1. Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019
 - 2. Revitalization Guidelines for Corridors, Villages and Town Centres (2017)”
- 6** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Schedule A, Appendix A, within DPA 7B (HC): Corridors Heritage,
- (a) by repealing section 1 (c) and replacing it with:
 - “(c) Heritage conservation of existing and potential heritage properties of the type described in section 3 (e) and properties of individual significance.”
 - (b) by repealing section 3 (e) and replacing it with:
 - “(e) Fort Street has heritage value as a historic commercial district between Wharf Street and Cook Street. The Fort Street Heritage Corridor is characterized by significant surviving historic buildings from the streetcar era (1890-1948), and Victoria’s Edwardian era building boom (1901-1912) in particular. There are also clusters of high-quality examples of Italianate, Gothic Revival, Second Empire and Edwardian Vernacular-style houses between Cook Street and Ormond Street. Some of the lands between Douglas Street and Blanshard Street are located in the view corridor of heritage landmark buildings as identified on Map in this plan: St. Andrew’s Cathedral and St. Andrew’s Presbyterian Church, the spires of which punctuate the surrounding skyline.”
 - (c) by repealing section 5 in its entirety and replacing it with the following:
 - “5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits.

The following guidelines apply to the Fort Street Corridor:

- (a) Buildings are encouraged to have 3 to 5 storey facades that define the streetwall, with the upper storey(s) set back
- (b) Downtown Core Area Plan (2011), revised 2022 – with special attention to the following sections:
 - (i) Appendix 3: Sidewalk Width Guidelines
 - (ii) Appendix 4: Building Design Guidelines
- (c) Guidelines for Fences, Gates and Shutters (2010)
- (d) Buildings are encouraged to have shop windows and building entrances that are oriented to face the street
- (e) City of Victoria Heritage Program Sign & Awning Guidelines (1981)
- (f) Standards and Guidelines for the Conservation of Historic Places in Canada
- (g) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)”

- 7** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Schedule A, Appendix A, within DPA 9 (HC): Inner Harbour, by repealing section 5 in its entirety and replacing it with the following:

“5. Guidelines:

These Guidelines are to be considered and applied for Heritage Alteration Permits and Development Permits:

- (a) Downtown Core Area Plan (2011), revised 2022 – with special attention to the following sections:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 2: Public External View Guidelines
 - (iii) Appendix 3: Sidewalk Width Guidelines
 - (iv) Appendix 4: Building Design Guidelines
- (b) Guidelines for Fences, Gates and Shutters (2010)
- (c) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (d) Standards and Guidelines for the Conservation of Historic Places in Canada

- (e) Old Town Design Guidelines – New Buildings and Additions to Existing Buildings (2019)
- (f) City of Victoria Heritage Program Sign & Awning Guidelines (1981)
- (g) The Belleville International Terminal Design Guidelines (2000)
- (h) Victoria Harbour Plan (2001)
- (i) Royal British Columbia Museum Urban Design Guidelines (2006)”

8 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Schedule A, Appendix A, within DPA 10A: Rock Bay, by repealing section 5 in its entirety and replacing it with the following:

“5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

- (a) Downtown Core Area Plan (2011), revised 2022 – with special attention to the following sections:
 - (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 3: Sidewalk Width Guidelines
 - (iii) Appendix 4: Building Design Guidelines
- (b) Guidelines for Fences, Gates and Shutters (2010)
- (c) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (d) Design Guidelines for Multi-Use Residential, Commercial and Industrial Development (2012), revised 2019
- (e) Work-Live Design and Planning Guidelines (1999)”

9 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Schedule A, Appendix A, within DPA 10B (HC): Rock Bay Heritage, by repealing section 5 in its entirety and replacing it with the following:

“5. Guidelines:

These Guidelines are to be considered and applied for both Heritage Alteration Permits and Development Permits:

- (a) Downtown Core Area Plan (2011), revised 2022 – with special attention to the following sections:
 - (i) Appendix 3: Sidewalk Width Guidelines

- (ii) Appendix 4: Building Design Guidelines
 - (b) Guidelines for Fences, Gates and Shutters (2010)
 - (c) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
 - (d) Standards and Guidelines for the Conservation of Historic Places in Canada
 - (e) City of Victoria Heritage Program Sign & Awning Guidelines (1981)
 - (f) Design Guidelines for Multi-Use Residential, Commercial and Industrial Development (2012), revised 2019”
- 10** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Schedule A, Appendix A, within DPA 14: Cathedral Hill Precinct, by repealing section 5(c) in its entirety and replacing it with the following:
- “(c) Downtown Core Area Plan (2011), revised 2022 – with special attention to the following sections for the areas west of Quadra Street:
- (i) Appendix 1: Public Outward View Guidelines
 - (ii) Appendix 3: Sidewalk Width Guidelines
 - (iii) Appendix 4: Building Design Guidelines”

Commencement

- 11** This Bylaw comes into force three months after adoption.

READ A FIRST TIME the	day of	2022
READ A SECOND TIME the	day of	2022
Public hearing held on the	day of	2022
READ A THIRD TIME the	day of	2022
ADOPTED the	day of	2022

CITY CLERK

MAYOR