

Land Management and Development

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GOALS

- > 6 (A). Victoria has compact development patterns that use land efficiently.
- > 6 (B). Victoria's bustling downtown and harbour are a prominent centre for business, government, arts and culture on Vancouver Island.
- > 6 (C). Neighbourhoods include centres of economic activity that serve the needs of residents within walking, wheeling or cycling distance.

OVERVIEW

Victoria is a harbour city largely developed before the use of automobiles was commonplace. Unlike communities that developed after the Second World War, where activities are broadly separated into single use industrial, commercial and residential districts accessed primarily by private automobile, Victoria exhibits a complex pattern of uses and building forms and relatively high average residential densities. This not only gives the city character, but enables people to meet many daily needs close to home. This traditional, walkable urban pattern of a compact downtown, village centres, corner stores, and small apartments found within primarily detached residential areas, with places of work and residences in relatively close proximity, is one that communities across North America try to emulate to become more sustainable and livable. In this context, where many of the negative effects historically associated with workplaces have disappeared due to economic change and technical improvement, management of urban

development should focus on building coherent, livable places of character, where a mix of uses and activities is the norm, where the goods and services people need are close to home, and where a range of housing choice is broadly available across the city. For Victoria, this means building on the advantages afforded by its traditional urban pattern as the city grows in future.

In a regional context, communities are situated along a continuum of increasing settlement density – from natural and rural areas, through suburbs, urban neighbourhoods and centres, to the city core. In the Capital Region, Victoria occupies the urban end of this continuum where walking, cycling and transit are most viable, where opportunities for face to face human interaction and exchange are greatest, and where climate and energy outcomes are best optimized. However, as a built-out city, a key challenge is to balance the accommodation of new development and population and employment growth with other values such as the retention of heritage resources, the provision of open space and the enhancement of the urban forest, all within a limited land base.

According to 2006 Statistics Canada figures, Victoria has remained above the CRD's Regional Growth Strategy target to accommodate 15% of the new dwelling units since 2001, attracting 24% of the regional total in 2006. However, forecast growth of approximately 20,000 additional residents by 2041 is expected to reach Victoria's capacity available under existing zoning for new ground-oriented residential and exceed that for apartments, running the risk that housing will become increasingly more expensive as available capacity is depleted.

To address these challenges, the plan seeks to focus anticipated future population and employment growth to support development of a strong downtown core that retains its predominant role in the regional economy, enhance and expand the network of Urban Villages and Town Centres, link thriving employment districts with high capacity and frequent public transit service, while conserving traditional residential character and enhancing quality of place. Complementary to the management of land, the plan also seeks to manage the harbour as a strategic resource by strengthening the Working Harbour, enhancing linkages between land and water uses, and improving waterfront access and vitality.

BROAD OBJECTIVES

The land management and development policies of this plan collectively address eight broad objectives:

- 6 (a) That at least 20,000 new residents and associated housing growth is shared across the city in the following approximate proportions: 50% in the Urban Core; 40% in or within close walking distance of Town Centres and Large Urban Villages; and 10% in Small Urban Villages and the remainder of residential areas.
- 6 (b) That new employment growth is focused in the Urban Core, Town Centres, employment districts, and along corridors served by rapid and frequent transit with new office development concentrated downtown.
- 6 (c) That the Downtown Core Area remains the Capital Region's primary economic, social, arts, cultural, and entertainment centre and where government employment and supporting services are retained and expanded.
- 6 (d) That Town Centres, Large Urban Villages and employment and Industrial districts develop to densities capable of supporting economically viable renewable district energy systems, community and commercial services and civic amenities appropriate to their different scales and roles in the city.
- 6 (e) That Rock Bay develops as an area of intensive employment specialized in the incubation, growth and retention of advanced technology and green enterprise.
- 6 (f) That Town Centres and Urban Villages become progressively more complete so that over time all residents can reach goods and services to meet daily needs within a 15 minute walk of home.

- 6 (g) That all 13 city neighbourhoods contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types, throughout their lives.
- 6 (h) That the Harbour is strengthened as an area of significant economic, transportation, recreational and cultural activity and the Working Harbour and associated marine industries are retained [SEE ALSO SECTION 7 – TRANSPORTATION AND MOBILITY, SECTION 8 – PLACEMAKING, AND SECTION 14 – ECONOMY].

PLACE-BASED LAND USE MANAGEMENT

- 6.1 Urban place designations are established and identified on Map 2, including built form, [place character](#), land use and density characteristics, to represent present and proposed conditions and to support the development of a diversity of places across the city defined generally as follows:
 - 6.1.1 Marine consists of sheltered or open marine waters that provide wildlife habitat and support recreational activities and marine transport, moorage, and harvesting except in those waters formally designated by senior government for habitat protection purposes.
 - 6.1.2 Working Harbour consists of a mixed-use harbour that supports a variety of water-dependent industrial, marine and air transport, commercial, institutional, marine residential and recreational uses.
 - 6.1.3 Rail Corridor consists of linear rights of way exclusively [+intended](#) for rail-based passenger and freight transport, [cycling](#) and pedestrian trails and linear recreation uses, underground or overhead utility lines, and structures and buildings accessory to these uses, including stations and platforms.
 - 6.1.4 Public Facilities, Institutions, Parks and Open Space consists of public and private open space, recreational facilities, public parks, schools, public and private institutions, and community facilities including government buildings and their grounds.

- 6.1.5 Traditional Residential consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential and mixed-use buildings up to three storeys in height located along arterial and secondary arterial roads.
- 6.1.6 Mixed Residential consists of multi-unit residential in both ground-oriented and low-rise apartment forms, serving as a transition between Traditional Residential and Urban Residential areas. Mixed Residential areas are envisioned to be diverse in housing type and tenure. Incentives and flexibility in height and density may be considered to encourage tenures beyond market strata. Limited local serving commercial may be considered where the use provides community benefit and contributes to the overall objectives of this plan. All forms should adhere to good urban design principles, consistent with the City's design guidance, and should be responsive to the existing and envisioned context of the surrounding area.
- 6.1.7 Urban Residential consists primarily of multi-unit residential in a wide range of detached and attached building forms, including townhouses and row-houses, low and mid-rise apartments, with a residential character public realm featuring landscaping and street tree planting, and mixed-uses located along arterial and secondary arterial roads. Urban Residential areas are generally located within 400 metres of the Urban Core, a Large Urban Village, Town Centre, or frequent transit route, or within 800 metres of a rapid transit station.
- 6.1.8 Housing Opportunity consists primarily of multi-unit residential in low and mid-rise apartment forms, with a public realm character similar to Urban Residential. At higher densities, Housing Opportunity areas are envisioned to accommodate primarily secured rental housing and provide public benefit, including on-site, non-market and affordable rental where possible. Limited mixed use may be considered where the use provides community benefit and contributes to the overall objectives of this plan. All forms should adhere to good urban design principles, consistent with the City's design guidance, and should be responsive to the existing and envisioned context of the surrounding area.
- 6.1.9 Small Urban Village consists of a mix of commercial and community services primarily serving the surrounding residential area, in low-rise, ground-oriented multi-unit residential and mixed-use buildings generally up to four storeys in height along arterial and secondary arterial roads and three storeys in height in other locations, serving as a local transit service hub.
- 6.1.10 Large Urban Village consists of low to mid-rise mixed-use buildings that accommodate ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments, with a public realm characterized by wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage, anchored by a full service grocery store or equivalent combination of food retail uses, serving either as a local, rapid or frequent transit service hub.
- 6.1.11 Town Centre consists of mixed-use, mid-rise building types that accommodate ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments, with a well-defined public realm characterized by wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage, anchored by a full service grocery store or equivalent combination of food retail uses and destination retail, serving either as a frequent or rapid transit service hub.
- 6.1.12 Urban Core consists of the highest density and greatest mix of uses in the city, including civic and institutional facilities of regional and provincial importance, primary retail, entertainment, office and other commercial uses, high-rise multi-unit residential apartment and office buildings, visitor accommodation and services, and intensive employment, marine-oriented industrial and transportation uses. The Urban Core is served by rapid and frequent transit, local circulating transit, and inter-regional rail, air, marine and bus transport, characterized by a well-defined public realm with wide sidewalks, public squares and open spaces, regularly spaced tree planting, and buildings set close to the street frontage, where walking, cycling, and public transit are preferred travel modes.

The Urban Core, as further defined in Figure 8 and as identified on Map 2, consists of six mixed-use sub-designations:

- › Core Business;
- › Core Historic;
- › Core Inner Harbour/Legislative;
- › Core Residential;
- › Core Songhees; and,
- › Core Employment.

6.1.13 Industrial Employment consists of light industrial areas where a range of manufacturing, processing, warehousing, distribution and repair activities occur. Ground floors include spaces appropriate for light to medium industry along with ancillary offices and retail sales. Upper floors may contain a range of light industrial or commercial uses, creating a mix of uses without displacing valuable space for industries.

6.1.14 Marine Industrial consists of marine-dependent uses including shipping, manufacturing, processing, transportation, warehousing, accessory office uses, and other marine industrial uses fronting the Working Harbour.

6.1.15 General Employment consists of primarily employment-generating uses and accessory mixed-uses including light industrial, commercial, and institutional uses contained within a wide range of low to medium-rise building forms, including those with large floor plates on lots with space suitable for vehicle circulation, shipping and delivery

6.1.16 Employment-Residential consists of a range of employment generating uses, with a limited amount of residential uses generally on upper floors. This designation is considered appropriate in transitional areas where the potential for general employment space should be retained but where residential uses may be introduced. Employment-generating uses may include commercial uses, such as office, as well as light industrial uses where appropriate.

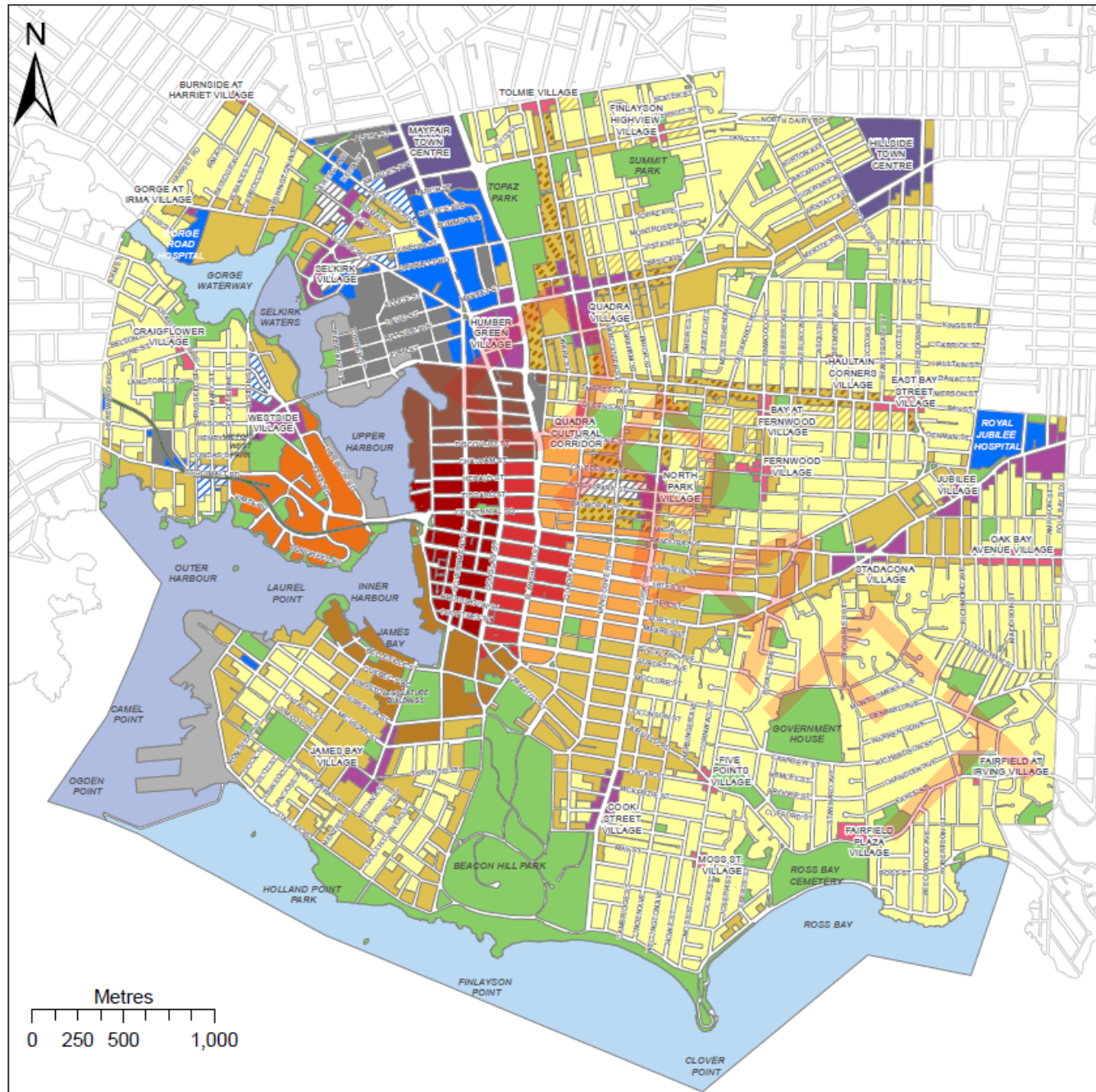
6.1.17 Industrial Employment-Residential consists of light industrial uses at ground level in order to preserve the City's stock of lands for light industrial businesses. Upper levels may include commercial or residential uses. This designation is appropriate in transitional areas close to residential neighbourhoods, but not in the heart of the City's industrial employment areas, as the types of light industrial uses which are compatible with residential uses are limited.

Updated
Map

MAP 2 Urban Place Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Employment with Limited Residential
- Industrial Employment
- Light Industrial Employment with Limited Residential
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Housing Opportunity
- Traditional Residential
- Mixed Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Marine - Harbour
- Marine - General

Urban Place Designations extend to the centerlines of adjacent streets.



6.2 To advance the place-based land use management vision described in policy 6.1, the City's local area plans and land use and development regulations, when updated, will consider the form, place character, use and density guidelines provided in Figure 8, providing finer grained policy and regulatory guidance in response to local context and development opportunity.

6.3 While the designations described in policy 6.1 and Figure 8 establish the general pattern of land use, it is the Zoning Bylaw that regulates the specific uses and density of development that are permitted to occur on the land. Within each designation, there will be a range of uses, densities and built forms. Decisions about the use, density and scale of building for an individual site will be based on site-specific evaluations of proposed developments in relation to the site, block and local area context and will include, but not be limited to, consideration of:

- 6.3.1 Consistency of proposal with all relevant policies within the Official Community Plan;
- 6.3.2 City policies; and
- 6.3.3 Local area plans.

Figure 8: Urban Place Guidelines

Designation	Built Form	Place Character Features	Uses	Density
Marine	Moorage and navigational structures.	Open marine waters.	Marine open waters and public foreshore areas. Marine transportation, recreation, moorage, and harvesting.	Not applicable
Working Harbour	Port structures including wharfs, piers, navigational structures, cargo and passenger handling and staging areas.	Mixed-use harbour environment characterized by marine traffic, marine industry, open water areas, moorage, and water-oriented recreation.	Marine industrial. Water borne and marine air transportation. Shipping, cargo handling, port facilities and navigation structures. Marinas, marine commercial services. Marine residential. Public foreshore areas, moorage and recreation	Range of densities determined on a site-specific basis (SEE POLICY 6.25).
Rail Corridor	Structures and buildings accessory to the primary transportation uses such as switching sheds, bicycle shelters, and transport stations and shelters, no greater than one storey in height.	Rail and trail corridor.	Rail-based freight and passenger transport and stations. Cycling and walking trails. Linear recreation uses. Open space. Utility lines.	Total floor space ratios up to approximately 0.1:1.

Designation	Built Form	Place Character Features	Uses	Density
Public Facilities, Institutions, Parks and Open Space	<p>Public buildings prominently sited in landscaped open space and formal grounds with variable heights.</p> <p>Recreational, institutional, educational buildings and structures within open space.</p> <p>Co-location of residential uses to achieve non-market rental housing objectives may be considered, as indicated in local area plans, depending on site conditions and context.</p>	Variable with landmark buildings and open spaces deployed across the city, serving as local, city-wide, regional or provincial destinations.	<p>Government office, administration and ceremonial uses.</p> <p>Accessory residential uses.</p> <p>Recreational uses.</p> <p>Institutional uses including education, health and research, culture, and assembly.</p> <p>Accessory commercial services.</p>	<p>Total floor space ratios ranging up to approximately 0.5:1.</p> <p>Total floor space ratios of a residential component for non-market housing may range up to approximately 2.5:1, as indicated in local area plans.</p>
Traditional Residential	<p>Ground-oriented buildings up to two storeys.</p> <p>Ground-oriented buildings up to two and one-half storeys may be considered for certain infill housing types, as indicated in the Victoria West and Fairfield neighbourhood plans.</p> <p>Multi-unit buildings up to three storeys, including attached residential and apartments on arterial and secondary arterial roads, and in other locations indicated in the Victoria West and Fairfield neighbourhood plans.</p>	<p>Houses with front and rear yards, with variable setbacks, oriented to face the street.</p> <p>Variable landscaping and street tree planting.</p> <p>Small apartments and local retail stores along arterial and secondary arterial roads, at intersections, and pre-existing in other locations.</p> <p>On-street parking and individual driveways.</p>	<p>Ground-oriented residential including single, duplex and attached dwellings.</p> <p>House conversions.</p> <p>Accessory residential such as secondary suites and garden suites</p> <p>Freestanding commercial at the intersection of major roads.</p> <p>Low-rise multi-unit residential and mixed-use along arterial and secondary arterial roads.</p> <p>Home occupations.</p> <p>Limited local-serving commercial uses considered in limited locations identified in neighbourhood plans.</p>	<p>Total floor space ratios up to approximately 1:1.</p> <p>Additional density may be considered where appropriate in certain limited areas in the Victoria West Neighbourhood up to a maximum indicated in the Victoria West Neighbourhood Plan.</p>

Mixed Residential	<p>Ground-oriented buildings and low-rise, multi-unit buildings that may generally range from 3 to 5 storeys, depending on site conditions and context.</p> <p>Forms that provide a transition between Traditional Residential and higher densities, while providing opportunities for diverse housing types and tenures.</p>	<p>Variable yard setbacks with primary doorways facing the street.</p> <p>Variable front yard landscaping, boulevard and street tree planting.</p> <p>On-street parking and collective driveway access to rear yard or underground parking.</p>	<p>Mix of residential forms, including those described for Traditional Residential, in addition to low-rise apartment forms.</p> <p>Limited local-serving commercial may be considered.</p> <p>Home occupations.</p>	<p>Total floor space ratios of approximately 1.6:1.</p> <p>Flexibility in height and density may be considered to encourage diverse housing types and tenures.</p>
Urban Residential	<p>Attached and detached buildings up to three storeys.</p> <p>Low-rise and mid-rise multi-unit buildings up to approximately six storeys.</p>	<p>Variable yard setbacks with primary doorways facing the street.</p> <p>Variable front yard landscaping, boulevard and street tree planting.</p> <p>On-street parking and collective driveway access to rear yard or underground parking.</p>	<p>Ground-oriented multi-unit residential.</p> <p>House conversions.</p> <p>Low to mid-rise multi-unit residential.</p> <p>Low to mid-rise mixed-use along arterial and secondary arterial roads.</p> <p>Home occupations.</p> <p>Visitor accommodation along Gorge Road and in pre-existing locations.</p>	<p>Total floor space ratios generally up to 1.2:1.</p> <p>Increased density up to a total of approximately 2:1 may be considered in strategic locations for the advancement of plan objectives.</p> <p>(SEE POLICY 6.22)</p> <p>Increased density up to 2.5:1 may be considered in certain areas identified in the Fairfield neighbourhood, generally, north of Fairfield Road and between Quadra Street and Vancouver Street.</p>

Housing Opportunity	Low-rise and mid-rise multi-unit buildings that may generally range from 4 to 6 storeys, depending on site conditions and context.	<p>Variable yard setbacks with primary doorways facing the street.</p> <p>Variable front yard landscaping, boulevard and street tree planting.</p> <p>On-street parking and collective driveway access to rear yard or underground parking.</p>	<p>Forms that reflect those described for Urban Residential with some opportunity for additional density where substantial public benefit is provided.</p> <p>Limited mixed use and local serving commercial may be considered.</p> <p>Home occupations.</p>	<p>Total floor space ratios of approximately 1.2:1.</p> <p>Increased density of approximately 2:1 may be considered where public benefit is provided consistent with the objectives of this plan and other City policies.</p> <p>Additional increased density of approximately 2.5:1 may be considered for projects where substantial public benefit is provided consistent with the objectives of this plan and other City policies, such as secured rental projects with additional benefits.</p> <p>(SEE POLICY 6.1.8)</p>
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Designation	Built Form	Place Character Features	Uses	Density
Small Urban Village	<p>Single and attached buildings up to two storeys.</p> <p>Low-rise multi-unit buildings up to approximately three storeys including rowhouses and apartments, freestanding commercial and mixed-use buildings.</p> <p>Mixed-use buildings up to approximately four storeys on arterial and secondary arterial roads.</p> <p>Buildings of four and five storeys may be considered at Fairfield Plaza Village and other Small Urban Villages as indicated in local area plans for the advancement of plan objectives, depending on site conditions and context.</p> <p>Buildings of up to four storeys may be considered at sites that front onto Fairfield Road within Five Points Village.</p>	<p>Ground-oriented commercial and community services reinforce the sidewalk.</p> <p>One to three storey building facades define the street wall.</p> <p>Variable landscaping, boulevard and street tree planting.</p> <p>Rear yard off-street parking.</p> <p>Public green space or square.</p> <p>For Fairfield Plaza Village, refer to place character features identified in the Fairfield Neighbourhood Plan.</p>	<p>Low-rise multi-unit residential and mixed-use.</p> <p>Commercial.</p> <p>Home occupations.</p> <p>Live/work.</p>	<p>Total floor space ratios ranging up to approximately 1.5:1.</p> <p>Total floor space ratios up to approximately 2:1 along arterial and secondary arterial roads.</p> <p>Total floor space ratio up to approximately 2:1 may be considered in Fairfield Plaza Village, for advancement of plan objectives.</p> <p>Total floor space ratio up to 2:1 may be considered within Five Points Village, at sites that front onto Fairfield Road.</p> <p>Total floor space ratio up to 2.5:1 may be considered, as indicated in local area plans, for the advancement of plan objectives, depending on site conditions and context.</p>

<p>Large Urban Village</p>	<p>Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings.</p> <p>Buildings above six storeys may be considered where on-site public benefit is provided, as indicated in local area plans.</p> <p>Buildings up to approximately four storeys in Cook Street Village, consistent with the Fairfield Neighbourhood Plan.</p>	<p>Ground-oriented commercial and community services reinforce the sidewalk.</p> <p>One to three storey building facades define the street wall.</p> <p>Regularly spaced boulevard and street tree planting, wide sidewalks.</p> <p>Off-street parking underground, at the rear or otherwise screened.</p> <p>Central public green space or square.</p> <p>For Cook Street Village, streetwalls, setbacks and stepbacks identified in the Fairfield Neighbourhood Plan.</p>	<p>Low to mid-rise multi-unit residential and mixed-use.</p> <p>Commercial, including visitor accommodation.</p> <p>Live/work.</p> <p>Home occupations.</p>	<p>Total floor space ratios generally up to 1.5:1.</p> <p>Increased density up to a total of approximately 2.5:1 may be considered for the advancement of plan objectives.</p> <p>Densities above 2.5:1 may be considered where on-site public benefit is provided, as indicated in local area plans.</p>
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Designation	Built Form	Place Character Features	Uses	Density
Town Centre	<p>Low-rise, midrise and highrise multi-unit buildings up to approximately 10 storeys including rowhouses, apartments, freestanding commercial and mixed-use buildings.</p> <p>In Mayfair Town Centre, buildings up to approximately 12 storeys in the western half of the Mayfair Shopping Centre site, and along the west side of Douglas Street south of Speed Street.</p>	<p>Ground-oriented commercial and community services reinforce the sidewalk.</p> <p>Three to five storey building facades define the street wall.</p> <p>Regularly spaced street treeplanting, wide sidewalks, and central public green space or square.</p> <p>Parking underground, at the rear or otherwise screened.</p>	<p>Low, mid and high-rise multi-unit residential and mixed-use.</p> <p>Commercial, including office, destination retail, and visitor accommodation.</p> <p>Live/work.</p> <p>Home occupations.</p>	<p>Total floor space ratios generally up to 2:1.</p> <p>Notwithstanding the above, for Mayfair Town Centre, total floor space ratios generally up to 1.5:1.</p> <p>Increased density up to a total of approximately 3:1 may be considered for the advancement of plan objectives.</p>
Core Historic	<p>Buildings up to approximately five storeys set close to the sidewalk with high site coverage.</p>	<p>Continuity of commercial uses at grade with wide sidewalks, tree planting in appropriate locations, through block pedestrian passageways, mid-block walkways, formal squares and plazas.</p> <p>Historic building forms and materials and compatible new construction.</p> <p>Public art and civic buildings sited in prominent locations.</p>	<p>Multi-unit residential and mixed-use.</p> <p>Commercial, including retail, office, and visitor accommodation.</p> <p>Home occupations.</p>	<p>Total floor space ratios ranging up to approximately 3:1.</p>

Designation	Built Form	Place Character Features	Uses	Density
Core Inner Harbour/ Legislative	<p>Buildings from one to five storeys adjacent to the harbour.</p> <p>Buildings up to approximately five storeys south of Superior Street and along Menzies Street and Government Street facing the Provincial Parliament Buildings.</p> <p>Buildings up to approximately 15 storeys east of the Empress Hotel to Blanshard Street, and south of Belleville Street.</p>	<p>Formal arrangement of buildings and their grounds deployed to respect the form and character of signature landmarks, including the Empress Hotel, and the Provincial Parliament Buildings.</p> <p>Formal public realm comprising wide sidewalks, pedestrian promenades, regularly spaced tree planting, formal squares and greens, pathways along the harbour, and prominently placed public art.</p> <p>Active marine transportation including ferry staging and moorage.</p> <p>Site of major festivals, celebrations and special events.</p>	<p>Public institutional and assembly.</p> <p>Commercial, including office, retail, and visitor accommodation.</p> <p>Marine water and air transportation.</p> <p>Recreation and tourism-related uses.</p> <p>Multi-unit residential and mixed-use.</p> <p>Home occupations.</p>	<p>Total floor space ratio generally ranging up to 1:1. Increased density up to a total of 4:1 may be considered in strategic locations for the advancement of plan objectives.</p>

Designation	Built Form	Place Character Features	Uses	Density
Core Residential	<p>Multi-unit residential, commercial and mixed-used buildings from three storeys up to approximately 20 storeys.</p> <p>Large floor-plate commercial and institutional buildings oriented to the street.</p> <p>Buildings up to approximately eight storeys for the area east of Cook Street/ south of Pandora Avenue/ north of Meares Street.</p> <p>Buildings up to approximately six storeys for areas: south of Meares Street/ east of Quadra Street; and, north of Pandora Avenue/ east of Cook Street.</p> <p>Buildings up to approximately 12 storeys for areas on the south east corner of Cook Street and Yates Street.</p>	<p>Three to five storey building facades define the street wall with upper storeys set back above.</p> <p>Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas, wide sidewalks, regularly spaced tree planting.</p> <p>Building heights are greatest along Yates Street and Blanshard Street.</p> <p>Off-street parking structured, underground or located at the rear.</p>	<p>Diverse housing types, including low, mid, and high-rise multi-unit residential and mixed-use.</p> <p>Commercial, including office and visitor accommodation.</p> <p>Institutional and complementary uses.</p> <p>Home occupations.</p>	<p>Total floor space ratios generally ranging from a base of 3:1 to a maximum of 6.8:1 for the eastern side of the block bounded by Johnson Street, Cook Street and Yates Street.</p> <p>Total floor space ratios generally ranging from a base of 3:1 to a maximum of 5.5:1 for the area south of Mason Street / east of Quadra Street / west of Vancouver Street; the north-west corner of the intersection of Johnson Street and Quadra Street; and, the area east of Vancouver Street / west of Cook Street/ on Pandora Avenue.</p> <p>Total floor space ratios ranging from a base of 2:1 to a maximum of 3:1 for areas on the east side of Quadra Street, between North Park Street and Pembroke Street.</p> <p>Total floor space ratios ranging from a base of 1:1 to a maximum of 2:1 for areas: on Mason Street/ east of Vancouver Street/ west of Cook Street.</p> <p>Total floor space ratios ranging from 1.2:1 up to approximately 2.5:1 for the area south of Meares Street / west of Vancouver Street / north of Rockland Avenue / east of Pioneer Square.</p> <p>Total floor space ratios ranging from 2:1 up to approximately 5:1 for the area: east of Blanshard Avenue/ south of Fort Street/ west of Quadra Street/ north of Courtney Street.</p>

Designation	Built Form	Place Character Features	Uses	Density
Core Residential, cont.				<p>Total floor space ratios ranging from 2:1 up to approximately 3.5:1 for the areas: east of Cook Street/ north of Meares Street.</p> <p>Total floor space ratios ranging from 1.5:1 up to approximately 3:1 for the areas south of Meares Street/East of Vancouver Street.</p> <p>Total floor space ratios ranging from a base of 3:1 to a maximum of 5:1 for the area west of Quadra Street/ north of Pandora Avenue/ south of Caledonia Avenue.</p> <p>Total commercial floor space ratios up to 1:1 except along Pandora Avenue (base of 1:1 to a maximum of 3:1), the north-west corner of the intersection of Johnson Street and Quadra Street (base of 3:1 to a maximum of 5.5:1), and Yates Street and Fort Street (base of 3:1 to a maximum of 5.5:1 west of Cook Street and a base of 2:1 to a maximum of 3.5:1 east of Cook Street)</p>
Core Songhees	<p>Multi-unit residential, commercial and mixed-use buildings from three to six storeys.</p> <p>Buildings up to approximately 22 storeys in select locations.</p> <p>Commercial, light industrial and institutional buildings oriented to the street.</p>	<p>Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas and ground-oriented commercial in mixed-use areas.</p> <p>Wide sidewalks, regularly spaced tree planting.</p> <p>Concentration of building height near the centre of the Songhees Peninsula along Esquimalt Road.</p> <p>Off-street parking structured underground or at the rear.</p>	<p>Diverse housing types and sizes, including low, mid, and high-rise multi-unit residential and mixed-use.</p> <p>Commercial, including office, retail and visitor accommodation.</p> <p>Institutional.</p> <p>Light industrial and complementary uses.</p> <p>Home occupations.</p>	<p>Total floor space ratios ranging up to approximately 2.5:1.</p>

Designation	Built Form	Place Character Features	Uses	Density
Core Business	<p>Buildings up to approximately 24 storeys in height in select locations, with high site coverage.</p> <p>Commercial, institutional and mixed-use buildings oriented to the street.</p>	<p>Three to five storey building facades define the street wall with upper storeys set back above.</p> <p>Regularly spaced street tree planting, wide sidewalks with public squares and open spaces.</p> <p>Underground utility lines.</p> <p>Continuity of commercial uses – preferably retail – at grade, through-block passageways, mid-block crossings.</p> <p>Civic and institutional buildings.</p> <p>Off-street parking structured underground or at the rear.</p>	<p>Commercial, including office and retail along with complementary uses including residential, hotels and other visitor accommodation.</p> <p>Civic and public facilities.</p> <p>Home occupations.</p>	<p>Maximum residential floor space ratio of 3:1.</p> <p>Total commercial floor space ratios ranging from a base of 4:1 to a maximum of 6:1.</p>
Core Employment	<p>West of Douglas Street: Buildings up to approximately five storeys designed to accommodate light industrial uses on the ground floor and commercial or light industrial uses above. Building forms with at-grade spaces accommodating limited retail uses fronting onto Government Street south of Pembroke Street, and onto Store Street.</p> <p>Buildings from eight to approximately 15 storeys in height between Douglas Street and Blanshard Street.</p>	<p>Buildings set close to the street, wide sidewalks, regularly spaced tree planting and active uses at grade where appropriate.</p> <p>Green infrastructure.</p> <p>Large parcels / lots.</p> <p>Institutional and industrial buildings with common courtyard open grounds internal to the site.</p> <p>Landscape screening for service and parking areas.</p>	<p>Mix of predominantly industrial, light industrial, high technology, marine industrial, research and development, commercial, office and complimentary retail.</p> <p>Residential uses on upper floors in buildings containing light industrial and commercial uses are supported in the half-block on the north side of Chatham Street between Store Street and Government Street.</p> <p>Residential mixed-use, work/live, and commercial, including office, hotels and other visitor accommodation, located between Douglas Street and Blanshard Street.</p>	<p>Total floor space ratios up to approximately 3:1.</p> <p>Total floor space ratios ranging from a base of 3:1 to a maximum of 5:1 for the area south of Queens Avenue between Douglas Street and Blanshard Street. (Maximum residential floor space ratio of 3:1)</p>

Designation	Built Form	Place Character Features	Uses	Density
Industrial Employment	Light industrial or mixed-use buildings ranging from one storey to approximately four storeys, designed to support light industrial uses on the ground floor (e.g. with sufficient floor-to-ceiling heights, and loading bays).	Ground-oriented buildings set close to the sidewalk with active uses at grade where appropriate. Sidewalks with regularly spaced tree planting. Off-street parking to the rear or side-yard. Landscape screening for service and parking areas.	Predominantly light industrial uses including manufacturing, processing, warehousing, distribution, and repair, as well as accessory retail or office uses, on the ground floor. Commercial (including limited retail) or light industrial uses on upper floors.	Total floor space ratios up to 3:1 in the Burnside Gorge neighbourhood west of Bridge Street. Total floor space ratios ranging up to approximately 2:1 elsewhere. Of total floor space, upper-floor commercial uses may comprise up to 1.5:1 floor space ratio.
Industrial Employment-Residential	Buildings up to approximately five storeys, with ground floor designed to support light industrial uses (e.g. with sufficient floor-to-ceiling heights, and loading bays).	Ground-oriented buildings set close to the sidewalk. Off-street parking to the rear or side-yard. Landscape screening for service and parking areas.	Light industrial uses, as well as ancillary retail or office uses, on the ground floor. Residential, commercial or light industrial uses on upper floors. Industrial work/live uses. Along Cecelia Road, uses which activate the street or provide local services, including food services, may be supported, within buildings which are designed to accommodate light industrial tenants.	Total floor space ratio up to approximately 2.0 FSR. Of the total floor space, residential uses may comprise up to 1.5:1 floor space ratio. Total floor space ratios of approximately 2.5:1 FSR may be considered, as indicated in local area plans, for projects that advance both housing affordability objectives and industrial land objectives on-site.
Marine Industrial	Industrial buildings and structures from one storey up to approximately four storeys	Large lots with large structures including on-site circulation, storage, parking, and materials handling and processing.	Primary processing, marine industrial, marine transportation, warehousing, shipping, bulk materials handling, and other marine industrial uses and accessory offices.	Total floor space ratios ranging up to approximately 3:1.

Designation	Built Form	Place Character Features	Uses	Density
General Employment	<p>Large floor-plate buildings from one storey up to approximately four storeys.</p> <p>Buildings up to approximately six storeys in the following locations: adjacent to the Douglas-Hillside-Gorge-Government intersection; along the west side of Douglas Street north of Burnside Road; and along the east side of Douglas Street north of Spruce Avenue.</p> <p>Buildings up to 9 storeys or 10 storeys in select interior locations at Royal Jubilee Hospital.</p>	<p>Ground-oriented buildings set close to the sidewalk.</p> <p>Large lots with on-site outdoor circulation, storage, and materials handling space.</p> <p>Institutional and industrial buildings defining open grounds.</p> <p>Off-street parking to the rear or side-yard.</p> <p>Landscape screening for service and parking areas.</p>	<p>Commercial, including office and retail.</p> <p>Light industrial.</p> <p>Industrial work/live.</p> <p>Education, research and development, health services.</p>	<p>Total floor space ratios up to approximately 2:1.</p>
Employment-Residential	<p>Commercial, light industrial or mixed-use buildings up to approximately five storeys in height.</p>	<p>Ground-oriented buildings set close to the sidewalk.</p> <p>Off-street parking to the rear or side-yard.</p> <p>Landscape screening for service and parking areas.</p>	<p>Commercial, including office and retail.</p> <p>Light industrial on the ground floor.</p> <p>Work-live.</p> <p>Residential uses on upper floors where commercial or light industrial uses comprise the ground floor.</p>	<p>Total floor space ratios up to approximately 2.5:1.</p> <p>Of total floor space, upper-floor residential uses may comprise up to 1.5:1 floor space ratio.</p>

GENERAL DEVELOPMENT GUIDANCE

- 6.4 Parks, schools, public facilities and utilities, public assembly, community services, pathways, open space, urban food production, institutional, and recreational uses are permitted in all designations as determined in accordance with zoning.
- 6.5 Guidelines specified in policy 6.2 and Figure 8 may be varied to achieve heritage conservation objectives where alternative guidelines are established for a heritage property or properties, or a [Heritage Conservation Area](#) [SEE ALSO SECTION 8 – PLACEMAKING].
- 6.6 Where a site or area is providing primarily non-market housing or other significant public benefit, guidelines specified in policy 6.2 and Figure 8 may be varied, including through increases to height and density, if the development is consistent with City policies, good urban design principles, and the objectives of this plan, and is responsive to the envisioned context of the surrounding area. [SEE ALSO SECTION 13 – HOUSING AND HOMELESSNESS]
- 6.7 Site specific development can depart from Figure 8 if the development goes through a rezoning, is supported by the local area plan, and is consistent with City policies, good urban design principles, and the objectives of this plan, and is responsive to the envisioned context of the surrounding area.
- 6.8 As a fully urbanized city, there are no sand and gravel deposits suitable for future sand and gravel extraction defined in this plan.
- 6.9 Give consideration to minimum development densities necessary to support renewable technology and district energy systems in development decisions respecting major projects and in local area planning for the Urban Core, Town Centres, Large Urban Villages, and industrial and employment designations.
- 6.10 Encourage the logical assembly of development sites that enable the best realization of permitted development potential for the area.
- 6.11 Give consideration to site-specific amendments to this plan that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate to the site context.

URBAN CORE

- 6.12 Maintain and implement a detailed local area plan that supports the development of the Downtown Core Area, generally including those lands east and south of Victoria Harbour designated Urban Core on Map 2, as an economically vital, socially vibrant, and attractive mixed-use urban centre for the Capital Region by:
 - 6.12.1 Providing a framework for land use, building height and density that balances employment and residential development and concentrates higher density along the Douglas Street/ Blanshard Street corridor to relieve development pressure within the historic Old Town area, Chinatown and Victoria Harbour;
 - 6.12.2 Expanding the Core Business area as the primary location for offices and other forms of commercial development;
 - 6.12.3 Establishing a density framework that balances the need for increased density in some areas with the need to maintain livable communities through the provision of key public amenities;
 - 6.12.4 Accommodating and fostering a greater range of housing options throughout the Downtown Core Area, including non-market housing;
 - 6.12.5 Identifying strategies to acquire and develop key public amenities, including urban plazas, park spaces, Government Street Mall extension and the [Harbour Pathway](#);
 - 6.12.6 Introducing additional financial incentives to support and encourage the seismic upgrading of heritage buildings within the Downtown;
 - 6.12.7 Supporting the use of alternative modes of travel through the integration of infrastructure and public realm improvements, and the concentration of higher density, transit-supportive development within walking distance of the Douglas Street corridor;

- 6.12.8 Strengthening Rock Bay as a key employment centre within an attractive urban setting;
- 6.12.9 Supporting the economic function and role of the Working Harbour, while recognizing opportunities to improve public access to the waterfront;
- 6.12.10 Improving vitality and livability within the Downtown Core Area through initiatives and strategies to create an attractive and functional public realm, well-designed and diverse built forms, a range of amenities to serve the daily needs of residents, businesses and visitors and an improved local economy; and,
- 6.12.11 Providing a careful transition of use intensity, development density and building height to adjacent areas.
- 6.13 Maintain density bonus provisions to ensure that as the Downtown Core Area develops, public amenities are secured in the development process through either in-kind or monetary contributions to City funds with a focus on public realm improvements in the Downtown Core Area or the conservation and seismic upgrading of heritage properties
[SEE ALSO SECTION 19 – PLAN ADMINISTRATION].
- 6.14 Continue to secure and develop through-block passageways, plazas, squares and parks, through mechanisms such as dedication at subdivision, rezoning, density bonusing for amenities, and the application of Development Permit and Heritage Conservation Area guidelines, and other available mechanisms.
- 6.15 Prepare a local area plan focused on Rock Bay, including lands designated Marine Industrial and Core Employment, to support its transformation into an intensive employment district that includes the incubation, growth and retention of advanced technology and green enterprise supported by sustainable infrastructure, green buildings, renewable and district energy, rapid transit service, and complementary industrial properties to the north giving consideration as well to the guidelines for local area plan development for industrial and employment districts in policy 20.7 [SEE ALSO SECTION 14 – ECONOMY, SECTION 20 – LOCAL AREA PLANNING].
- 6.16 Prepare a local area plan for the Victoria West neighbourhood, with a focus on the lands designated Large Urban Village, Core Songhees, Small Urban Village, General Employment, and Urban Residential, to support the completion of its transition into a mixed-use, urban residential area with a focus on elements of placemaking that support

pedestrian activity, public realm animation, and harmonize urban design and economic relationships between the Songhees Peninsula, established areas of the Victoria West neighbourhood and the Downtown Core Area [SEE ALSO SECTION 20 – LOCAL AREA PLANNING AND SECTION 21 – NEIGHBOURHOOD DIRECTIONS].

TOWN CENTRES AND URBAN VILLAGES

- 6.17 Town Centres and Urban Villages should progress towards, as a result of new development and local area planning, a complement of community and commercial services and public amenities appropriate to each level of the hierarchy of villages and centres described in the guidelines shown in Figure 9, where each higher level centre includes the services and amenities identified for the prior lower level centre, except as otherwise indicated. It is recognized that different urban villages have different geographic sizes, and the services and amenities that are desired would vary as appropriate to that size.
- 6.18 Consider expanding or establishing Development Permit Areas and Heritage Conservation Areas in and around Town Centres and Urban Villages to achieve a unique character and sense of place in the design of each centre and village, and a high quality of architecture, landscape and urban design.
- 6.19 Consider the use of design and traffic calming techniques in Town Centres and Urban Villages to reduce vehicle travel speed, provide safe access and passage for other road users, and permit the temporary closure of streets for community activities or special events.
- 6.20 Prioritize local area planning for Town Centres, Large Urban Villages and Small Urban Villages as illustrated on Map 3, giving consideration to residential and commercial land forecasts to determine the pace of phasing, and the scope of local area plans proposed.
- 6.21 Prepare local area plans for Large and Small Urban Villages consistent with the broad objectives of the Official Community Plan.
- 6.22 Consider objective 6 (f) and the guidelines in Figure 9 in any proposals to establish new Town Centres and Urban Villages through local area plans or amendments to this plan, giving further consideration to locations which have, or will have, sufficient residential densities to support the range of services and amenities appropriate to an Urban Village or Town Centre [SEE ALSO SECTION 8 – PLACEMAKING, SECTION 20 – LOCAL AREA PLANNING AND SECTION 21 – NEIGHBOURHOOD DIRECTIONS].

Figure 9: Guidelines for Complete Town Centres and Urban Villages

Element	Small Urban Village*	Large Urban Village*	Town Centre
Commercial and Community Services	Café, convenience food and retail. Full service restaurant. Personal services (e.g. hairdresser). Professional services (e.g. lawyer's office). Small scale health care services. Social services. Daycare. Public meeting and gathering space. Community composting and recycling. Public elementary school within 400 metres.	Plus: Small grocery store or equivalent food retail. Liquor store. Financial institution Health care services. (e.g. medical clinic) Full service pub. Farmer's market. Community recreation, education and cultural facilities.	Plus: City-wide destination retail. Large grocery store or equivalent food retail. City-wide recreation, education or cultural facilities.
Parks and Open Space	Public park and playground within 400 metres.	Plus: Public square or green.	Plus: Large formal, central public square with green and paved elements and public art.
Pedestrian and Bicycle Network	Located on a dedicated pedestrian and cycle network route.	Located on a dedicated pedestrian and cycle network route.	Located on a dedicated pedestrian and cycle network route.
Public Transportation	Local transit stop or within 200 metres of a frequent transit stop	Frequent transit stop.	Rapid or frequent transit station.
Conceptual Illustrations	SEE FIGURE 9A	SEE FIGURE 9A	SEE FIGURE 9A

* It is recognized that different urban villages have different geographic sizes, and the services and amenities that are desired would vary as appropriate to that size.

Figure 9A: Guidelines for Complete Town Centres and Urban Villages – Conceptual Illustrations



Small Urban Village – Overview



Large Urban Village – Overview



Town Centre – Overview



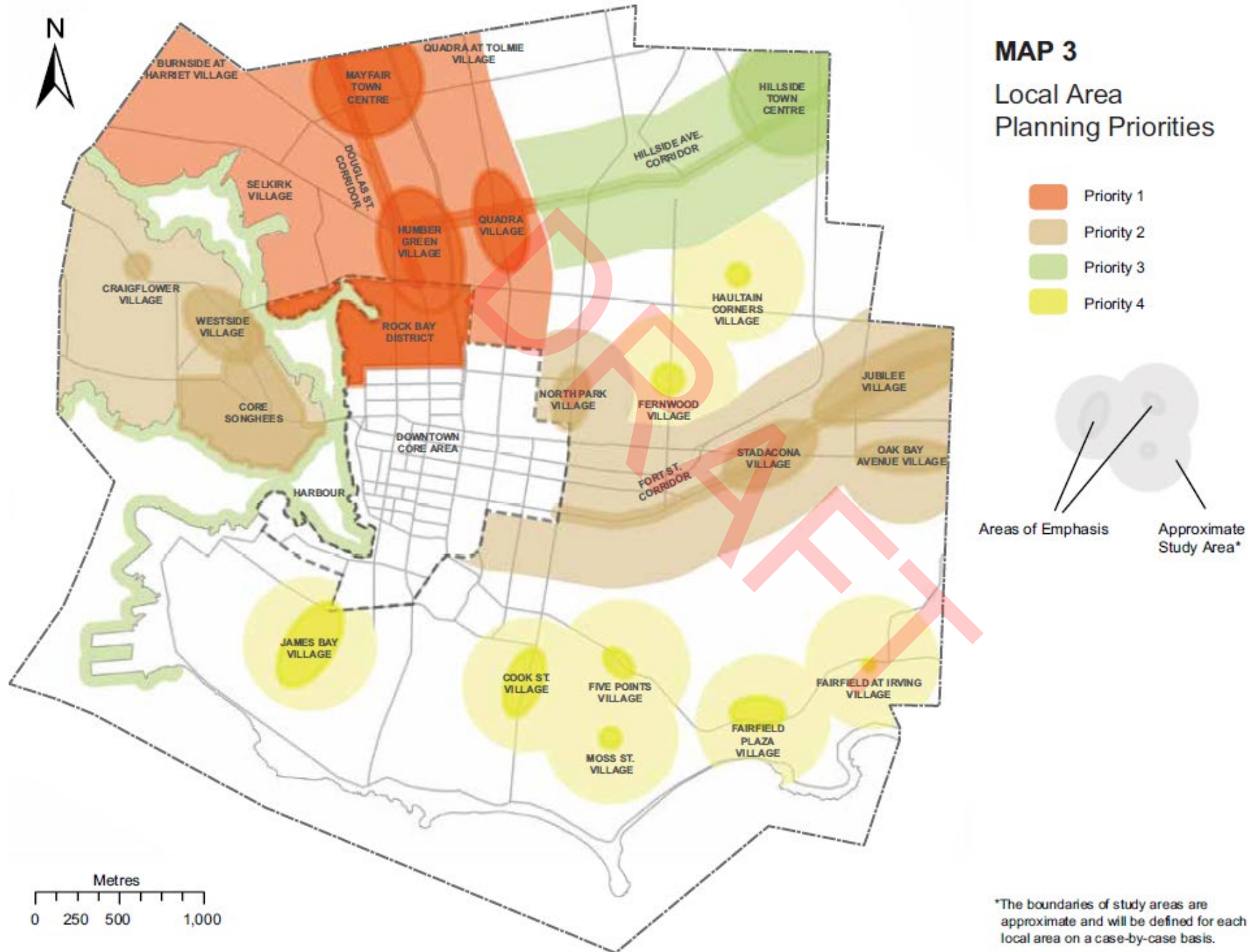
Small Urban Village – Street View



Large Urban Village – Street View



Town Centre – Street View



URBAN AND TRADITIONAL RESIDENTIAL

- 6.23 For areas designated Traditional Residential, consider new development, infill, and redevelopment consistent with the density and use ranges established in this plan, permitting their increase only as this plan provides or following the completion of a new local area plan for the area, and the subsequent amendment of this plan to give it effect [SEE ALSO SECTION 19 – PLAN ADMINISTRATION].
- 6.24 Generally support new development in areas designated Urban Residential that seeks densities toward the upper end of the range identified in Figure 8 where the proposal significantly advances the objectives in this plan and is:
 - 6.24.1 within 200 metres of the Urban Core; or
 - 6.24.2 within 200 metres of Town Centres or Large Urban Villages; or
 - 6.24.3 along arterial or secondary arterial roads
 [SEE ALSO POLICY 6.3]

EMPLOYMENT LANDS

- 6.25 Give consideration to future employment intensification opportunities at Royal Jubilee Hospital and Gorge Road Hospital through the preparation of site-specific master plans undertaken in partnership with the Health Authority.

WORKING HARBOUR, MARINE AND MARINE INDUSTRIAL

- 6.26 Support marine-related industry, water-borne transport, marine air transportation, and tourism activities in Victoria Harbour by:
 - 6.26.1 Limiting new residential development on lands immediately adjacent to the Upper Harbour south of the Point Ellice Street Bridge and north of Swift Street;
 - 6.26.2 Encouraging a mix of active shoreline uses including public recreation, small craft launching and moorage, marine restaurants, pubs and float homes, in locations that do not conflict with the safe operation of ferries and float planes; and,
 - 6.26.3 Seeking to retain circulation space and limited parking necessary to serve adjacent marine and marine transport uses when considering any proposals to develop the lands adjacent to the Inner Harbour west of Wharf Street.

- 6.27 Changes to density levels within the Working Harbour designation must be considered through a rezoning process that considers the policies of this plan, relevant context and other relevant plans, policies and design guidelines.
- 6.28 Maintain and update the Harbour Plan in partnership with the senior levels of government, property owners, including the Greater Victoria Harbour Authority, residents, and business and community partners.
- 6.29 Seek to protect the biophysical, visual and recreational attributes of the Marine waters of Juan de Fuca Strait east of the Ogden Point Breakwater and the Gorge Waters north of the Selkirk Trestle, as identified on Map 2. [SEE ALSO SECTION 10 – ENVIRONMENT].

TRANSIT CORRIDOR PLANNING

- 6.30 Through the preparation of local area plans, establish detailed policies, regulations, and guidelines for the design and development of the rapid transit station-oriented Mayfair Town Centre and Humber Green Village, where the scope of the planning study considers the lands generally 800 metres east and west of the proposed rapid transit alignment along Douglas Street, from Caledonia Avenue north to the municipal boundary, including Quadra Village and lands designated Core Employment. [SEE ALSO SECTION 7 – TRANSPORTATION AND MOBILITY].
- 6.31 Through the preparation of local area plans, establish detailed policies, regulations, and guidelines for the design and development of the frequent transit corridor-oriented Stadacona Village and Jubilee Village, where the scope of the planning study considers the lands generally 400 metres north and south of the proposed priority transit alignment along Fort Street from Cook Street to the municipal boundary at Foul Bay Road.
- 6.32 Through the preparation of local area plans, establish detailed policies, regulations, and guidelines for the design and development of frequent transit corridor-oriented Hillside Town Centre, where the scope of the planning study considers the lands generally 400 metres north and south of the proposed frequent transit service route along Hillside Avenue, from Blanshard Street to the municipal boundary at North Dairy Road.
- 6.33 Phase local area planning for transit corridors as illustrated on Map 3, giving consideration to residential and commercial land forecasts to determine the pace of phasing, and the scope of local area plans proposed [SEE ALSO SECTION 19 – PLAN ADMINISTRATION, SECTION 20 – LOCAL AREA PLANNING, AND SECTION 21 – NEIGHBOURHOOD DIRECTIONS].

MEASURING PROGRESS

- 6.34 The following targets should be considered in measuring progress towards the plan's land management and development objectives:
- 6.34.1 Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041;
 - 6.34.2 The Urban Core accommodates a minimum of 10,000 additional residents from 2011 to 2041;
 - 6.34.3 Victoria accommodates a minimum of 20% of the region's cumulative new dwelling units to 2041;
 - 6.34.4 The Urban Core accommodates a minimum of 10% of the region's cumulative new dwelling units to 2041; and,
 - 6.34.5 A minimum 90% of all dwelling units are within 400 metres either of the Urban Core, a Town Centre or an Urban Village by 2041.

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Parks and Recreation

9



GOALS

- 9 (A) Victoria is an active community where everyone enjoys convenient access to community parks, open spaces, facilities, amenities and programs close to where they live.

OVERVIEW

Parks, open spaces and both indoor and outdoor recreational facilities are critical components of a complete community. Collectively, they include a diversity of places such as playgrounds, sports fields, pathways, plazas, natural areas, pools, arenas, community and seniors centres, fitness centres, greenways, trails, dog parks, horticultural gardens, beaches, as well as associated services and programs. Victoria also has many other open spaces such as school yards and provincial and institutional lands that are used for recreational purposes but that are not designated City parks. Parks, open spaces and recreational facilities serve many different uses in an urban environment. They help to improve the livability of densely developed areas, enable active lifestyles and personal health, provide spaces for respite and contemplation, highlight historic and cultural landscapes, and provide indoor and outdoor gathering places. Many parks and open spaces also play an important role in providing animal and plant habitat and maintaining ecosystem services.

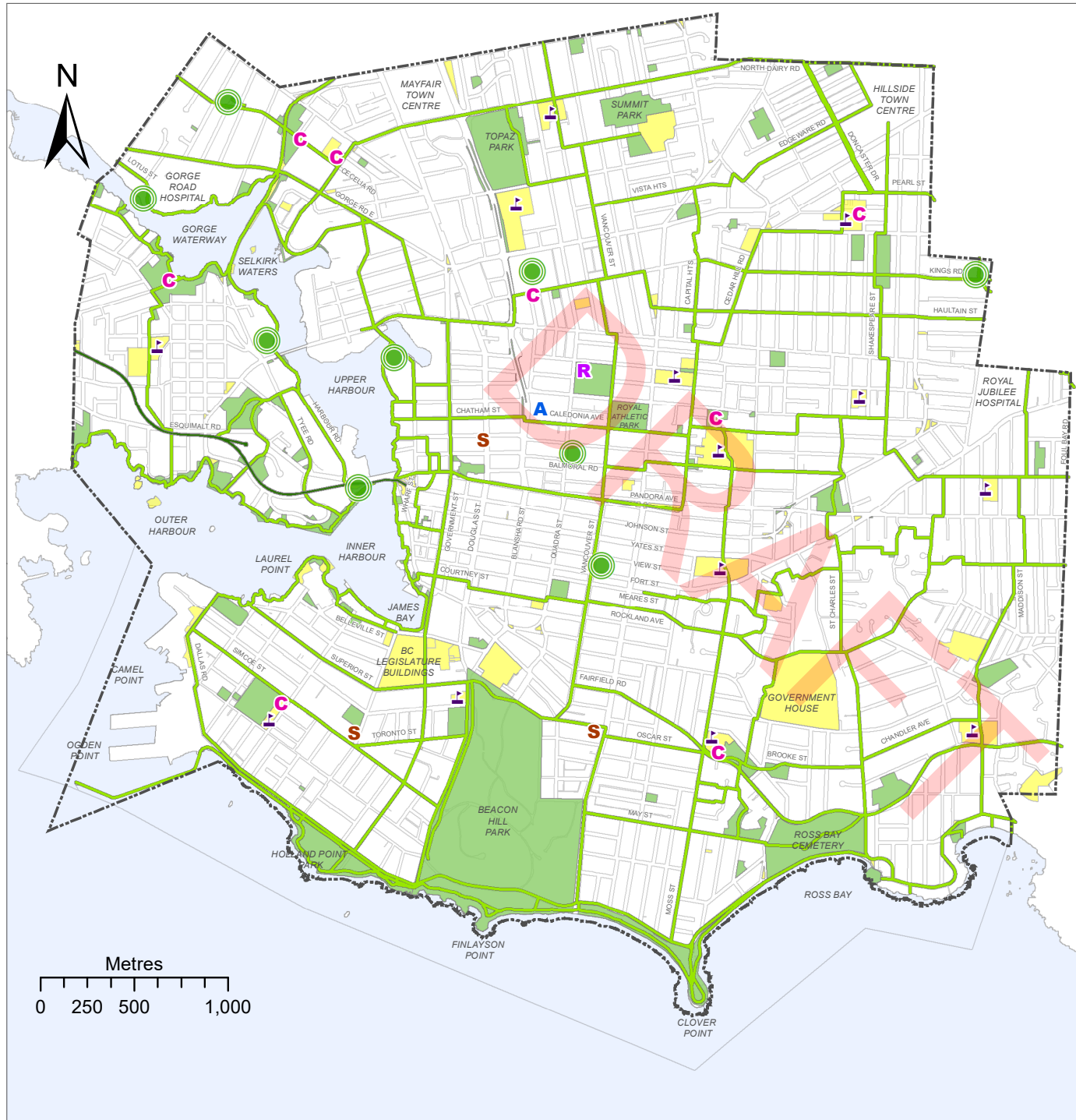
Currently, approximately 85% of residents have a City park within a five minute walk (400 metres) of home. While Victoria possesses a broad network of parks, open spaces and recreational facilities, several strategic additions will further enhance the livability of Urban Villages throughout the city. The City's parks are increasingly challenged with balancing demands for different types of activities on a relatively small land base. Acquiring additional land for ecological and recreational purposes will require creative approaches and the use of innovative tools. Many recreational facilities are already operated in partnership with other organizations, and approaches to maintaining and enhancing these assets and their programs will need to evolve in the face of a growing and aging population, and aging infrastructure.

The plan addresses these challenges by focusing the development of new parks, open spaces and recreational facilities in the Urban Core, Town Centres, and Urban Villages. Directions are provided to enhance existing parks, identify key locations for new parks, and enable tools to acquire sufficient parks and open space to meet the needs of a growing population. The plan also looks to new approaches to maintain and enhance the existing network of recreational facilities and programs. Greenways are envisioned to play a more prominent role in the city, expanding on their functions as human-powered transportation corridors and to provide an enhanced recreational experience. The plan also encourages parks to be planned and designed to meet the needs of many different users and uses.

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MAP 9

Parks, Open Space and Recreational Facilities



- C Community Centre
- R Recreation Centre
- S Seniors Centre
- A Arena
- Existing Public School
- Proposed Park (approximate location)
- Park
- Open Space
- Designated Greenway
- Rail Corridor

Park: Land managed by the City of Victoria as a park.

Open Space: Land that is generally publicly-accessible, other than City parks. Includes private lands, public lands and other City-held property, such as greens and street rights of way.

UPDATED MAP
(Proposed Park added in Hillside-Quadra)

This map is provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

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Economy

14



GOALS

- 14 (A) Victoria generates economic growth through innovation, entrepreneurship and business formation, and attracts and retains sustainable enterprise well-suited to the region.
- 14 (B) Victoria contributes to global knowledge, produces and attracts talented researchers, incubates innovation, and brings new goods and services to market.
- 14 (C) Victorians have the knowledge and abilities to support a vibrant regional economy and the capacity to creatively adapt to economic change.
- 14 (D) Victoria is the headquarters of the Provincial Government, a premier tourism destination and a gateway to Vancouver Island.
- 14 (E) A broad range of employment opportunities exist across the city and region providing workers with income to financially support themselves and their families.

OVERVIEW

An economy is a system of producers, distributors and consumers of goods and services within a geographic area and involves supply and demand within the broader context of issues such as sector growth, wealth distribution and unemployment. Local economic development seeks to create and retain jobs, and to increase the standard of living and quality of life within a community. It is shaped by land use management through policies that respond to market demands, which often vary by sector and the scale of enterprises.

Victoria's economy is largely based on government, tourism and commercial activities serving the local population. The Inner Harbour functions as an economic gateway with marine and air transportation that support the city's role as the provincial capital and tourist destination while the Outer and Upper Harbour continues to host waterfront industries. However, modest growth of the public sector over the period of this plan may threaten Victoria as the centre for government headquarters in the Capital Region, and a strong Canadian dollar and high fuel costs may lead to less travel in a post-peak oil world. Victoria is also faced with ongoing competition from suburban municipalities with major retail centres and a greater supply of relatively inexpensive commercial and light industrial lands. While Victoria is committed to working with regional partners on growth of the regional economy, there is a need to expand the city's competitive advantage through diversification of the local economy and to strengthen the traditional mainstays of government and tourism.

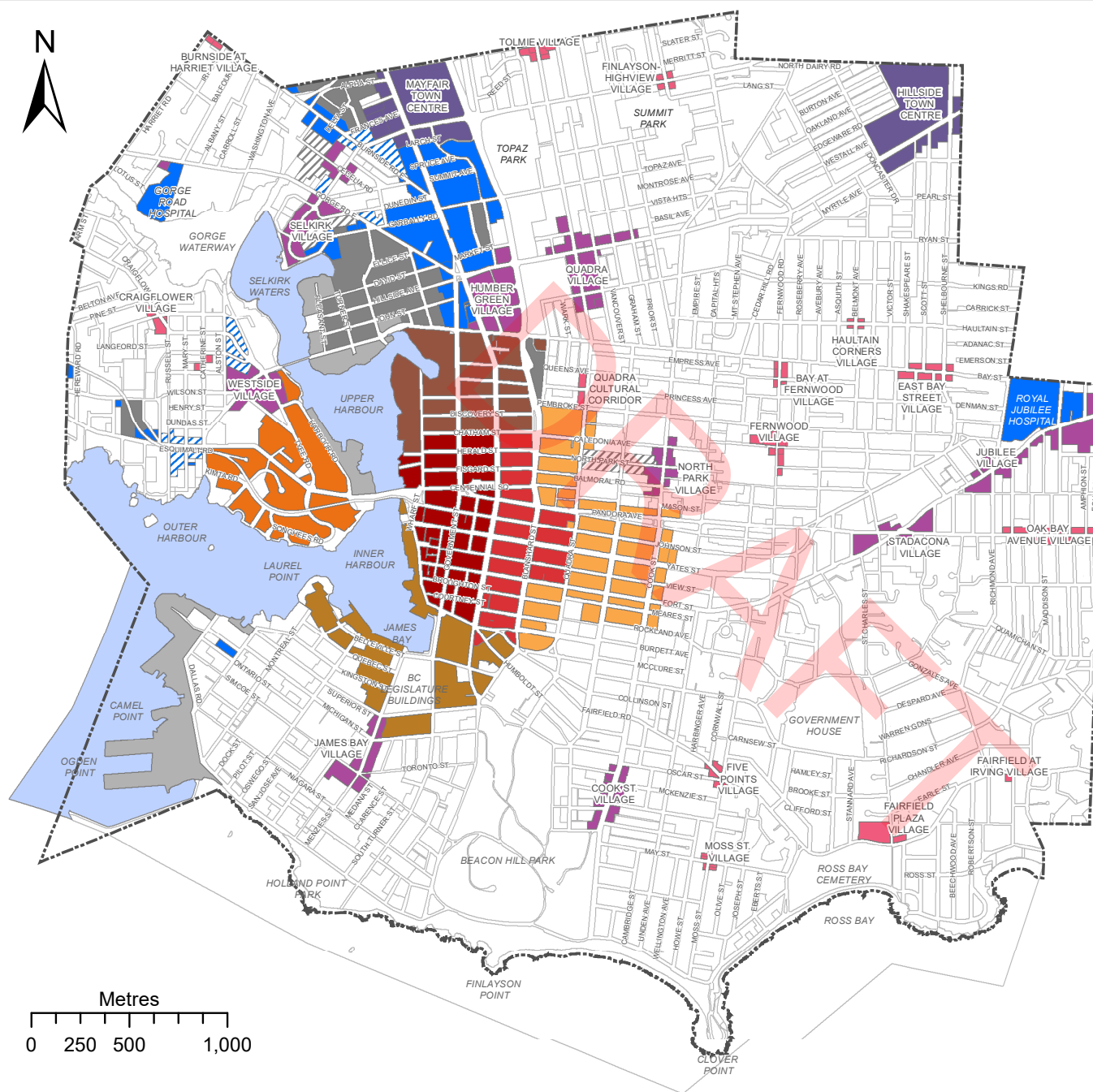
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MAP 14

Employment Lands

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Industrial Employment
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Marine - Harbour
- Employment-Residential
- Industrial Employment-Residential

UPDATED MAP
(New and
Expanded
Villages Added)



Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

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Neighbourhood Directions

21



OVERVIEW

A key element of this plan is the provision of citywide directions that can be implemented at the local level. This section summarizes key elements related to specific neighbourhoods, outlining how the neighbourhood fits within the citywide vision and how it is anticipated to change in future.

While the directions in this section are for the harbour and defined city neighbourhoods shown in Map 18, it is the local area plans at the corridor, Town Centre, Urban Village, neighbourhood, district and area level that will build on and implement the vision and directions identified. Section 20 – Local Area Planning includes policy direction for how local area plans will be developed and what they will address. This section summarizes, for convenience, the general strategic directions on a neighbourhood basis for future local area plans.

Each neighbourhood map illustrates the strategic directions that have a direct spatial reference, as well as indicating the location of key amenities such as parks and schools. The Urban Place Designations are provided for reference; refer to, Map 2 for accurate property designation information.

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HILLSIDE
QUADRA

OAKLANDS



MAP 22

Fernwood Strategic Directions

Urban Place Designations*

-  Core Residential
-  Large Urban Village
-  Small Urban Village
-  Urban Residential
-  Housing Opportunity
-  Traditional Residential
-  Mixed Residential
-  Public Facilities, Institutions, Parks and Open Space

Public Facilities

-  Existing Public School
-  Community Centre

UPDATED MAP

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

Maintain heritage character, buildings and streetscapes of significance

Enhance Bay Street as a multi-modal mobility corridor with diverse housing choices, small urban villages, and public realm improvements

Enhance Haultain Corners Village

Accommodate new population and diverse housing choices between North Park and Fernwood Villages

NORTH PARK

Improve cycling and pedestrian connections to downtown and other parts of the city and region

HARRIS GREEN

FAIRFIELD

ROCKLAND



Develop transit corridor plan focused on Fort Street

Enhance Fernwood Village with refreshed public spaces and a broader range of business and community services

Develop a local area plan to enhance Stadacona Village

FERNWOOD

21.1 Vision in the citywide context includes:

- 21.1.1 ~~Predominantly a ground-oriented neighbourhood with denser, mixed-use urban residential near Fort Street.~~ Residential character with mature streetscapes, ample heritage assets, and local-serving parks and amenities through much of the neighbourhood.
- 21.1.2 ~~Primarily~~ Local-serving commercial in several nodes throughout the neighbourhood, including along sustainable mobility corridors.
- 21.1.3 Central location that houses many citywide facilities including Victoria High School, and the No. 1 Firehall.
- 21.1.4 Community services and amenities in and near Fernwood Village and North Park Village. ~~Key local services at Fernwood Village and along Cook Street between Pandora Avenue and Caledonia Avenue.~~
- 21.1.5 Transition between the Urban Core and primarily ground-oriented Traditional Residential areas to the east.
- 21.1.6 Home to ~~a portion of the~~ several shared villages, including North Park Village, Haultain Corners, and Stadacona Village, ~~shared by several neighbourhoods.~~
- 21.1.7 ~~Potential growth area in Large Urban Village centred on North Park Street and Cook Street.~~ Diverse multi-unit housing options in and near the urban villages, including between North Park and Fernwood Villages.
- 21.1.8 Diverse multi-unit housing options on and off the Bay Street, Cook Street, and Fernwood Road corridors.

21.2 Strategic directions include:

- 21.2.1 Accommodate new population and housing growth within walking distance of North Park Village, Fernwood Village, and villages and mobility options along Bay Street, and improve pedestrian and cycling connections to the Downtown Core Area.
- 21.2.2 ~~Consider a new Development Permit Area for the North Park Village.~~
- 21.2.3 ~~Develop a transit corridor plan for the priority frequent transit service corridor along~~ Continue to explore options for the Fort Street and Yates Street corridors to evolve into high-quality frequent transit routes, including through diverse housing options, villages, and amenities within walking distance of the corridor. ~~including examining transit-supporting land uses and densities within walking distance of the corridor.~~
- 21.2.4 ~~Consider expanding Fernwood Village to provide capacity for a broader range of business and community services for residents within walking distance.~~ Enhance Fernwood Village with additional local-serving business, housing options, and refreshed public spaces.
- 21.2.5 Continue to explore opportunities to use neighbourhood school sites as community facilities for services serving the broader city population.
- 21.2.6 ~~Enhance Bay Street as a multi-modal corridor and emergency route.~~ Support the Bay Street corridor to evolve into a high-quality frequent transit route, including through diverse housing options, villages, and amenities within walking distance of the corridor.
- 21.2.7 Retain neighbourhood heritage character, buildings and streetscapes of significance while considering diverse and compatible multi-unit forms for a variety of housing choices.
- 21.2.8 Enhance east-west bike connection through the neighbourhood.
- 21.2.9 Develop a local area plan to enhance Stadacona Village.
- 21.2.10 Enhance Haultain Corners Village.

PAGES WITH NO REVISIONS HAVE BEEN SKIPPED



Enhance Tolmie Village with a broader range of businesses, services and public realm improvements

DISTRICT OF SAANICH

MAP 25

Hillside-Quadra Strategic Directions

Urban Place Designations*

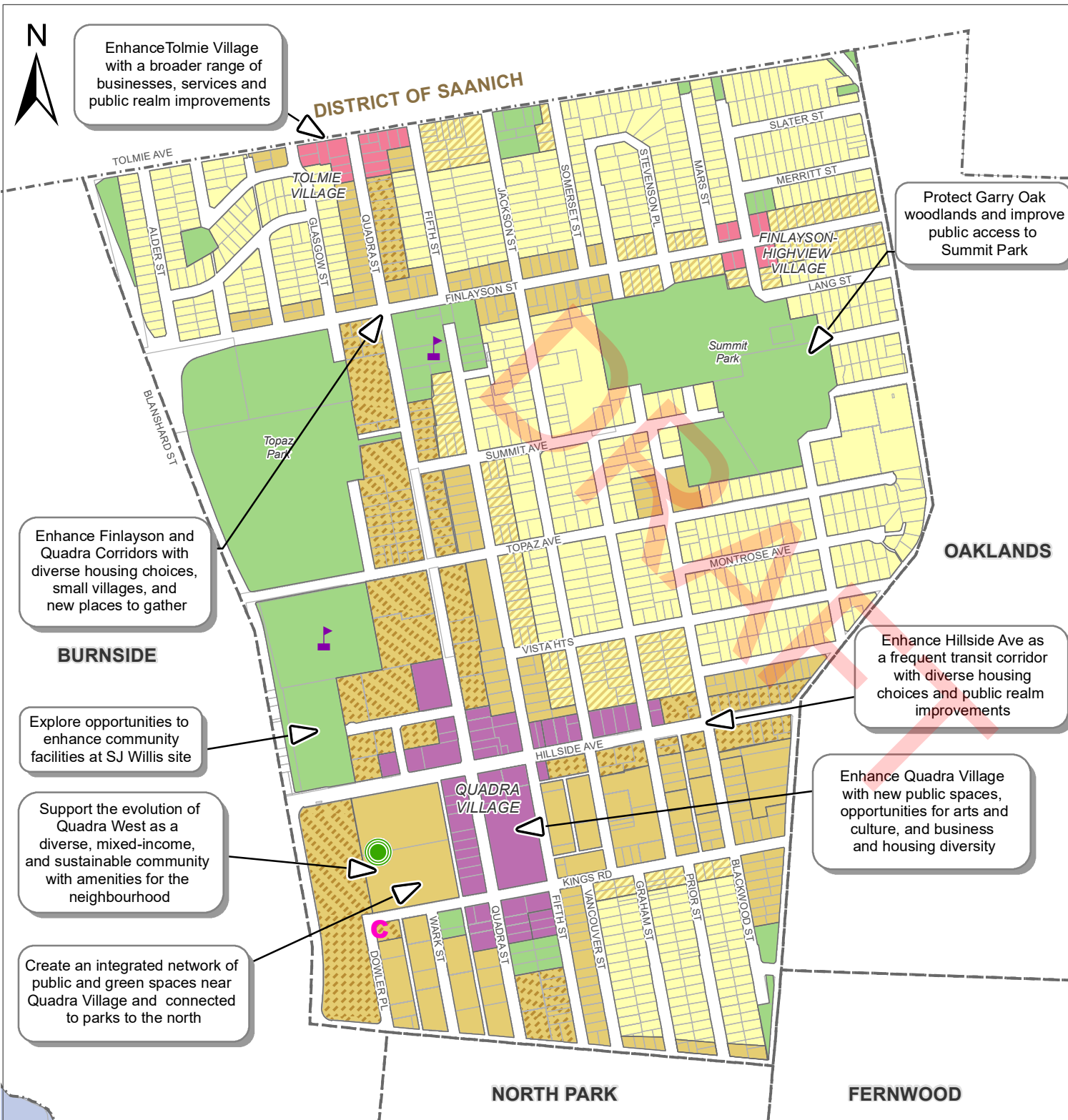
- Large Urban Village
- Small Urban Village
- Urban Residential
- Housing Opportunity
- Traditional Residential
- Mixed Residential
- Public Facilities, Institutions, Parks and Open Space

Public Facilities

- Existing Public School
- Community Centre
- Proposed Park (approximate location)

UPDATED MAP

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.



HILLSIDE-QUADRA

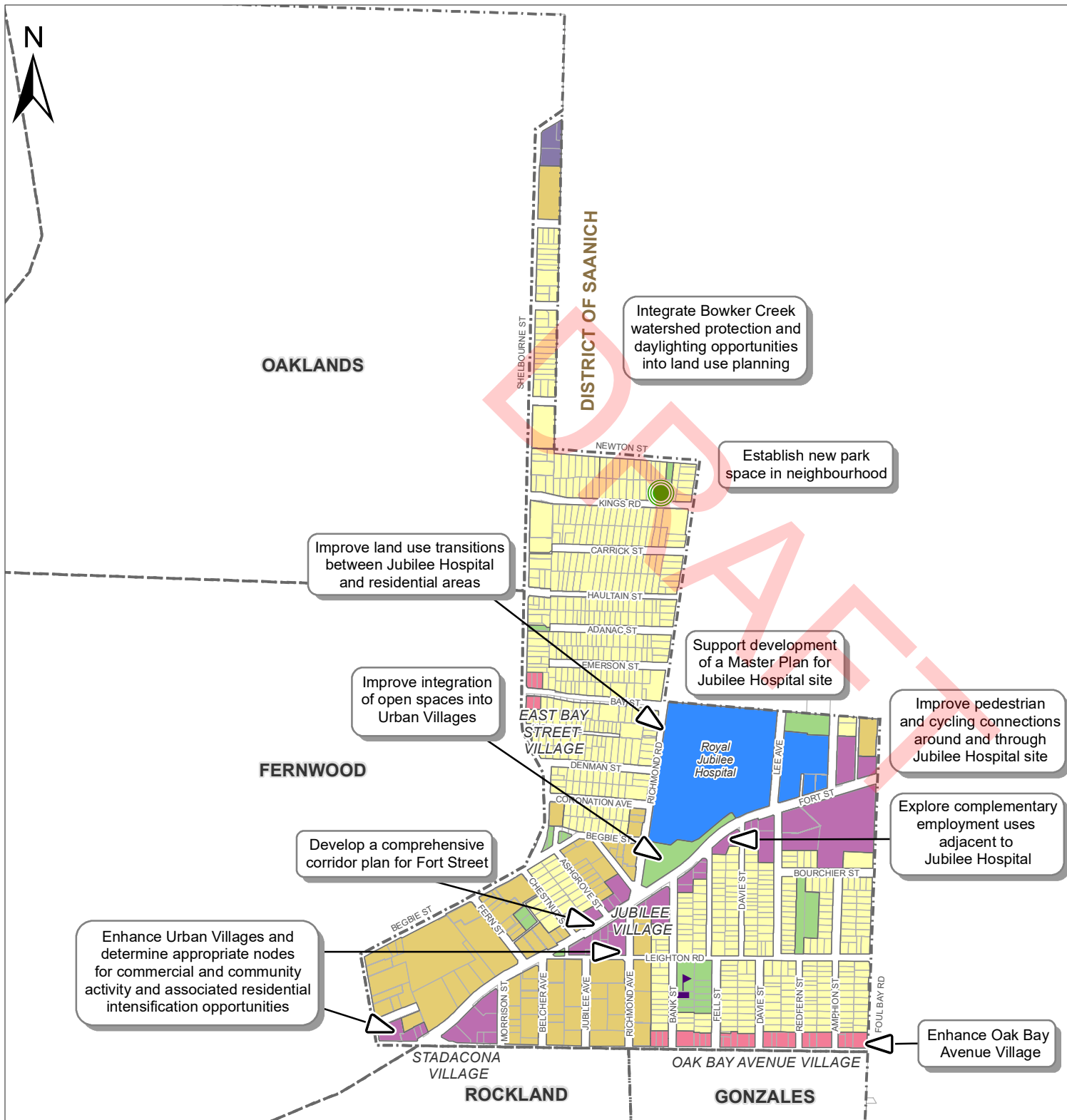
213 Vision in the citywide context includes:

- 21.3.1 ~~A significant growth area within walking distance of~~ Diverse multi-unit housing options near Quadra Village, Tolmie Village, and within walking distance of the Douglas, Finlayson, and Hillside ~~transit~~ mobility corridors and other community parks and amenities.
- 21.3.2 Local-serving commercial nodes throughout the neighbourhood including along sustainable mobility corridors.
- 21.3.3 Home to a citywide recreational facility at Topaz Park.
- 21.3.4 Location of a regionally significant sensitive ecosystem at Summit Park.
- 21.3.5 Key transportation corridors along Blanshard Street, Bay Street, Hillside Avenue, and Quadra Street, ~~and potential future frequent transit along Finlayson Street.~~

214 Strategic directions include:

- 21.4.1 Further develop Quadra Village as a complete Large Urban Village with housing options, diverse local-serving commercial and services for daily needs, cultural assets, and new public spaces. ~~increased residential and commercial density, community and commercial services, and additional public realm enhancements.~~
- 21.4.2 ~~Maintain~~ Complement the ground-oriented Traditional Residential character in the majority of the neighbourhood with diverse and compatible multi-unit forms for a variety of housing choices.
- 21.4.3 ~~Explore opportunities to enhance community facility opportunities at the S.J. Willis site and the community facility and residential development opportunities at the former Blanshard School site.~~ Consider opportunities to re-envision major sites in Quadra West, including the Evergreen Terrace site and the former Blanshard School site, with mixed-income housing, public open spaces, updated community serving amenities, and improved connections to other neighbourhood assets in the north and east.
- 21.4.4 Enhance Tolmie Village with additional local-serving business, housing options, and new public spaces. ~~the Small Urban Village at Quadra Street and Tolmie Avenue.~~
- 21.4.5 Protect, enhance and renew the significant stand of Garry Oak woodlands in Summit Park area and enhance public access.
- 21.4.6 Enhance Hillside Avenue, Bay Street, Cook Street and Blanshard Street, ~~and Finlayson Street~~ as multi-modal corridors.

PAGES WITH NO REVISIONS HAVE BEEN SKIPPED



MAP 27

Jubilee Strategic Directions

Urban Place Designations*

- General Employment
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

Public Facilities

- Existing Public School
- Proposed Park (approximate location)

UPDATED MAP

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

JUBILEE

215 Vision in the citywide context includes:

- 21.5.1 Regionally significant employment centre at Royal Jubilee Hospital.
- 21.5.2 Major transportation corridor and priority frequent transit route along Fort Street connecting Esquimalt Dockyards, Downtown, Royal Jubilee Hospital with Camosun College and the University of Victoria.
- 21.5.3 Multi-family residential and commercial development within walking distance of Fort Street.
- 21.5.4 Urban Villages at Stadacona (Fort and Oak Bay), Jubilee (Richmond and Fort), Fort and Foul Bay, and Oak Bay Avenue, **as well as a shared Small Urban Village at Bay and Shelbourne.**
- 21.5.5 Important transportation corridor on Shelbourne Street including frequent transit service connecting to Hillside Town Centre.

Map 2 and Figure 8 for designation information.

216 Strategic directions include:

- 21.6.1 Enhance Fort Street corridor through a comprehensive corridor plan that examines land use, urban design, and transportation conditions.
- 21.6.2 Develop plans to enhance Urban Villages at Stadacona, Oak Bay Avenue, Jubilee, and Fort/Foul Bay, giving consideration to appropriate nodes for commercial and community activity and associated residential intensification opportunities.
- 21.6.3 Explore complementary commercial and other employment land uses that can be located adjacent to and within the Royal Jubilee Hospital site.
- 21.6.4 Integrate Bowker Creek watershed protection into land use planning and explore daylighting opportunities.
- 21.6.5 Improve land use transitions and minimize impacts of Royal Jubilee Hospital redevelopment and expansion on adjacent ground-oriented general residential areas.
- 21.6.6 Improve pedestrian and cycling connections around and through the Royal Jubilee Hospital site.
- 21.6.7 Improve streetscape and pedestrian conditions throughout the neighbourhood.
- 21.6.8 Support development of a master plan for Royal Jubilee Hospital, including investigating the feasibility of district energy systems, infrastructure, urban design and transportation improvements, and redevelopment potential.
- 21.6.9 Improve the integration of open spaces into Urban Villages, including Royal Jubilee Hospital green space at Richmond Avenue and Fort Street.
- 21.6.10 Establish new park space within the Jubilee neighbourhood.



HILLSIDE QUADRA

MAP 28

North Park Strategic Directions

Envision the Quadra Cultural Corridor as a place for people, arts, and culture, with diverse housing, villages, and improved mobility options

BURNSIDE

Enhance pedestrian connections with Downtown and Douglas Street Rapid Transit Corridor

DOWNTOWN

Support maker spaces, areas for artisans, and light industrial uses along North Park Street

Transition the area between Downtown and North Park Village with diverse housing options on "green and leafy" streets

Establish high density mixed-use area along Pandora Avenue

HARRIS GREEN

Renew citywide recreational facilities and open spaces and explore opportunities for diverse public use

Enhance North Park Village with new public spaces and business and housing diversity

FERNWOOD

Urban Place Designations*

- Core Residential
- Light Industrial Employment with Limited Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Housing Opportunity
- Traditional Residential
- Mixed Residential
- Public Facilities, Institutions, Parks and Open Space

Public Facilities

- Proposed Park (approximate location)

UPDATED MAP

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

NORTH PARK

21.7 Vision in the citywide context includes:

- 21.7.1 Location of citywide recreation facilities at Crystal Pool, Royal Athletic Park, and the Save On Foods Memorial Centre.
- 21.7.2 ~~Areas west of Quadra Street and fronting Pandora Avenue~~ ~~Western portion of the neighbourhood identified~~ as a mixed use residential area within the Downtown Core Area.
- 21.7.3 Southern portion of the neighbourhood along Pandora Avenue identified for higher density mixed use development in the Downtown Core Area.
- 21.7.4 Key transition area linking higher density Downtown and Harris Green ~~with other residential areas of the city; the area between Quadra Street and North Park Village is a key transition zone envisioned to accommodate diverse housing options with a residential character and mature streetscapes. lower density general residential areas north of Princess Street and east of Cook Street.~~
- 21.7.5 Significant commercial area at North Park Village.
- 21.7.6 Significant cluster of heritage building along and near Quadra Street.
- 21.7.7 Light industrial (artisan and maker space) area along North Park Street between Quadra and Cook Streets.

21.8 Strategic directions include:

- 21.8.1 Renew citywide recreational facilities at Crystal Pool and Royal Athletic Park ~~and explore opportunities for diverse public uses.~~
- 21.8.2 ~~Accommodate new population and housing growth~~ Support diverse multi-unit housing options within walking distance of the North Park Village and within portions of the neighbourhood ~~designated Core Residential close to downtown amenities and frequent transit options.~~
- 21.8.3 Support the evolution of North Park Village as a complete Large Urban Village with housing options, diverse local-serving commercial and services for daily needs, and new public spaces.
- 21.8.4 Retain existing light industrial uses along North Park Street and support new similar uses to locate in the area, including ground floor artisan and maker spaces with residential uses above.
- 21.8.5 Establish a high density mixed use area along Pandora Avenue that responds to the surrounding skyline of visually prominent heritage landmarks.
- 21.8.6 Enhance pedestrian connections with Downtown and the Douglas Street rapid transit corridor.
- ~~21.8.7 Consider a new Development Permit Area for the North Park Village.~~
- 21.8.8 ~~Continue to~~ examine opportunities for the introduction of a central community space that serves the neighbourhood.
- ~~21.8.9 Reconsider the Urban Place Designation for the 1500 block of Cook Street in future local area planning for North Park Village.~~



MAP 29

Oaklands Strategic Directions

Urban Place Designations*

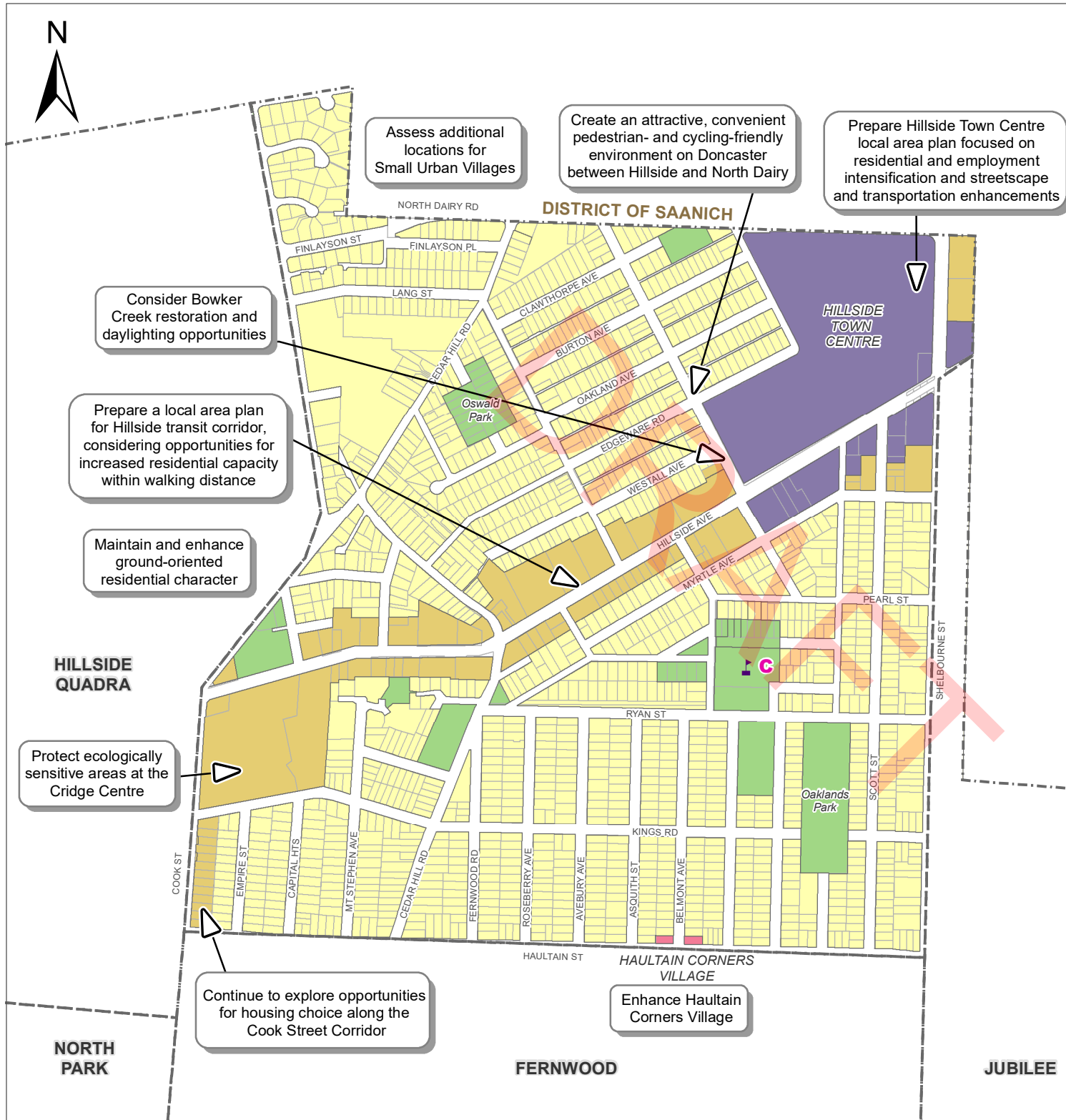
- Core Residential
- Town Centre
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

Public Facilities

- Existing Public School
- Community Centre

UPDATED MAP

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 Figure 8 for designation information.



OAKLANDS

- 219 Vision in the citywide context includes:
- 21.9.1 Location of a Town Centre anchored at Hillside Mall.

21.9.2 Major transportation corridors located on Shelbourne Street and Hillside Avenue.

21.9.3 Major apartment and mixed-use corridor along Hillside Avenue.

21.9.4 Location of small urban village at Haultain Corners.

21.9.5 Large areas of ground-oriented general residential housing suitable for families with children.

- 21.10 Strategic directions include:
- 21.10.1 Prepare a local area plan focused on the development of the Hillside Town Centre considering residential and employment intensification as well as transportation and streetscape enhancements.

21.10.2 In consultation with the District of Saanich, prepare a local area plan focused on the Hillside transit corridor considering opportunities to increase residential densities within walking distance of the corridor.

21.10.3 Maintain and enhance the ground-oriented general residential character in the majority of the neighbourhood.

21.10.4 Progressively enhance the Small Urban Village at Haultain Corners and assess potential locations for additional Small Urban Villages, including at Cedar Hill Road at Finlayson Street.

21.10.5 Integrate Bowker Creek watershed restoration into land use planning and consider daylighting opportunities.

21.10.6 Create an attractive, convenient pedestrian and cycling friendly environment on Doncaster Drive between Hillside Avenue and North Dairy Road.

21.10.7 Protect ecologically sensitive areas at the Cridge Centre property.

21.10.8 In future local area planning, consider diverse housing options along and near the Cook Street Corridor to support sustainable mobility and housing objectives.

PAGES WITH NO REVISIONS HAVE BEEN SKIPPED

A

Development Permit Areas and Heritage Conservation Areas



OVERVIEW

The areas covered by Development Permit Area (“DPA”) and Heritage Conservation Area (“HCA”) designations include sensitive areas of the city. Appendix A includes guidelines that provide oversight for change in DPAs & HCAs and identifies purposes of designation, special conditions, objectives and guidelines that are specific to designated areas.

1. General Application

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

- (a) Development Permits and Heritage Alteration Permits are required in accordance with the Local Government Act, subject only to the General Exemptions identified in the following section and the specific exemptions identified in each DPA and HCA.
- (b) Where land is located in more than one Development Permit Area or Heritage Conservation Area, 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 Development Permit and Heritage Alteration Permit may be required for the same property.

(d) One or more Development Permits and Heritage Alteration Permits may be combined into one document or permit.

2. General Exemptions for Development Permit Areas and Heritage Conservation Areas (collectively, the “General Exemptions”)

- (a) Development Permit Areas: In accordance with Section 488(4) of the Local Government Act, a Development Permit is not required in any designated Development Permit Areas under any of the following conditions:
 - (i) The demolition stage of an existing building or other structure, or part thereof, provided that:
 - (1) a Development 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;
 - (2) where a Development Permit 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) The construction or installation of a rain garden, bioswale, permeable paving, green roof, or cistern that is no more than 9000 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 and Storm Water Utilities Bylaw, provided that:
- (1) the rain garden, bioswale, permeable paving, green roof or cistern is constructed in accordance with:
 - the plans and specifications approved by the Director of Engineering and Public Works;
 - all other terms and conditions of the approval given by the Director of Engineering and Public Works under the Sanitary and Storm Water Utilities Bylaw;
 - all other applicable regulations under the Building Bylaw, the Plumbing Bylaw, the Sanitary and Storm Water Utilities Bylaw, and the Zoning Regulation Bylaw; and
 - (2) 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; and
- (v) The subdivision of land, provided that:
- (1) it does not create or otherwise involve a panhandle lot; and
 - (2) it is not located in DPA 12(HC), Legislative Precinct or DPA 13, Core Songhees, subject to the exceptions provided in those DPAs;
- (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 Development Permit. For the purposes of this paragraph, small-scale commercial urban food production has the same meaning as the Zoning Regulation bylaw.
- (b) HCAs: In accordance with section 614(3)(a) of the Local Government Act, a heritage alteration permit is not required in any designated heritage conservation areas 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 9000 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 and Storm Water Utilities Bylaw, provided that:
 - (1) the rain garden, bioswale, permeable paving or cistern is constructed in accordance with:
 - the plans and specifications approved by the Director of Engineering and Public Works;
 - all other terms and conditions of the approval given by the Director of Engineering and Public Works under the Sanitary and Storm Water Utilities Bylaw;
 - all other applicable regulations under the Building Bylaw, the Plumbing Bylaw, the Sanitary and Storm Water Utilities Bylaw, and the Zoning Regulation Bylaw; and
 - (2) 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; and
 - (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 Heritage Alteration Permits and Development Permits 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 Development Permit 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 Development Permit 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.
- (e) All development should consider and be generally consistent with the Urban Place Guidelines (Figure 8) and the Walkable Urban Thoroughfare Guidelines (Figure 11) in this plan, in treatment of form and character and the public realm, respectively.

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
- DPA 17 (HC): North Park Village Area
- HCA 1: Traditional Residential
- HCA 2: Robert Street Heritage Conservation Area
- DPA 15C: Intensive Residential Rockland

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

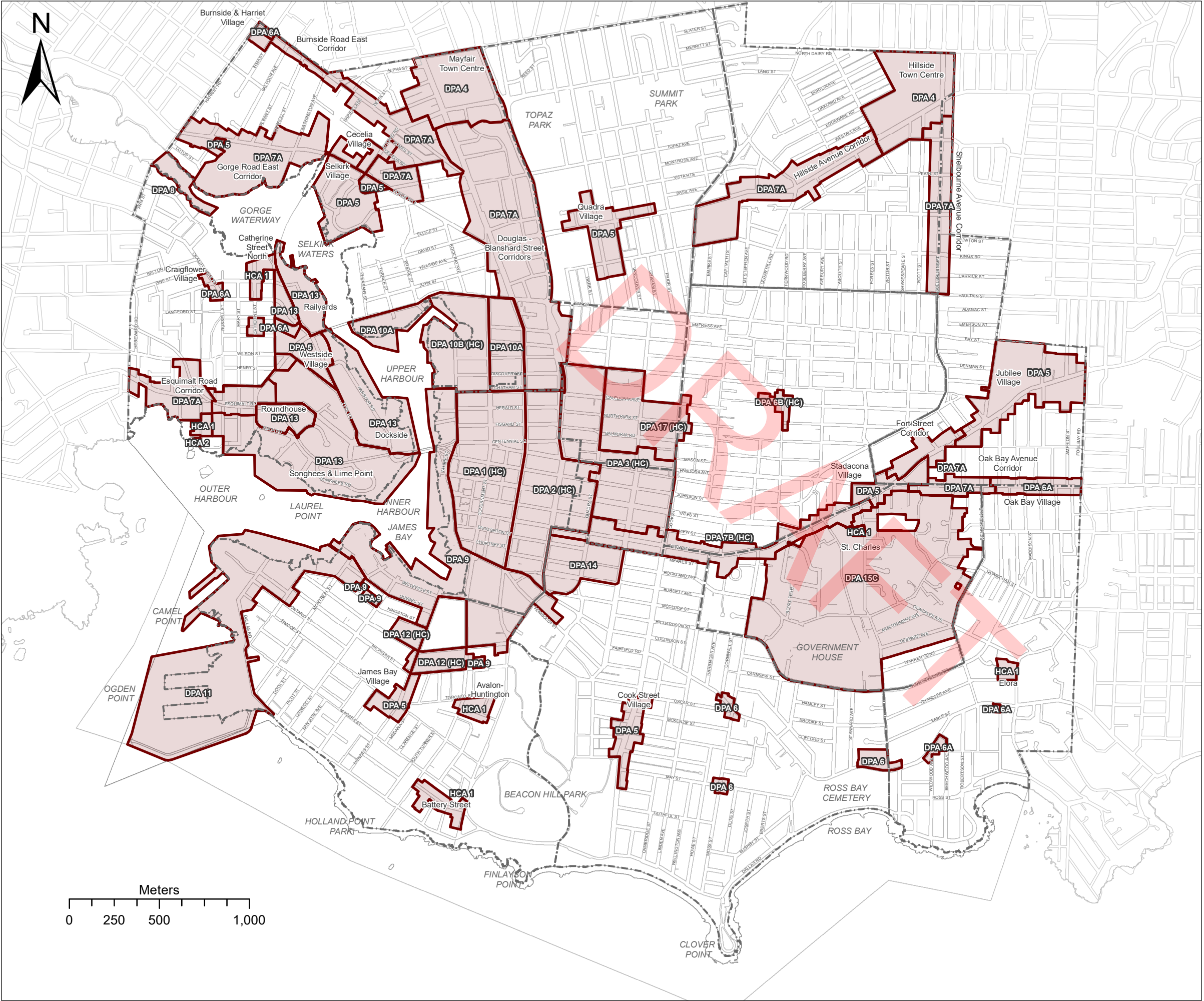
DPA 15F: Intensive Residential - Attached Residential Development

See Map 76 for DPA 16A: General Urban Design

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

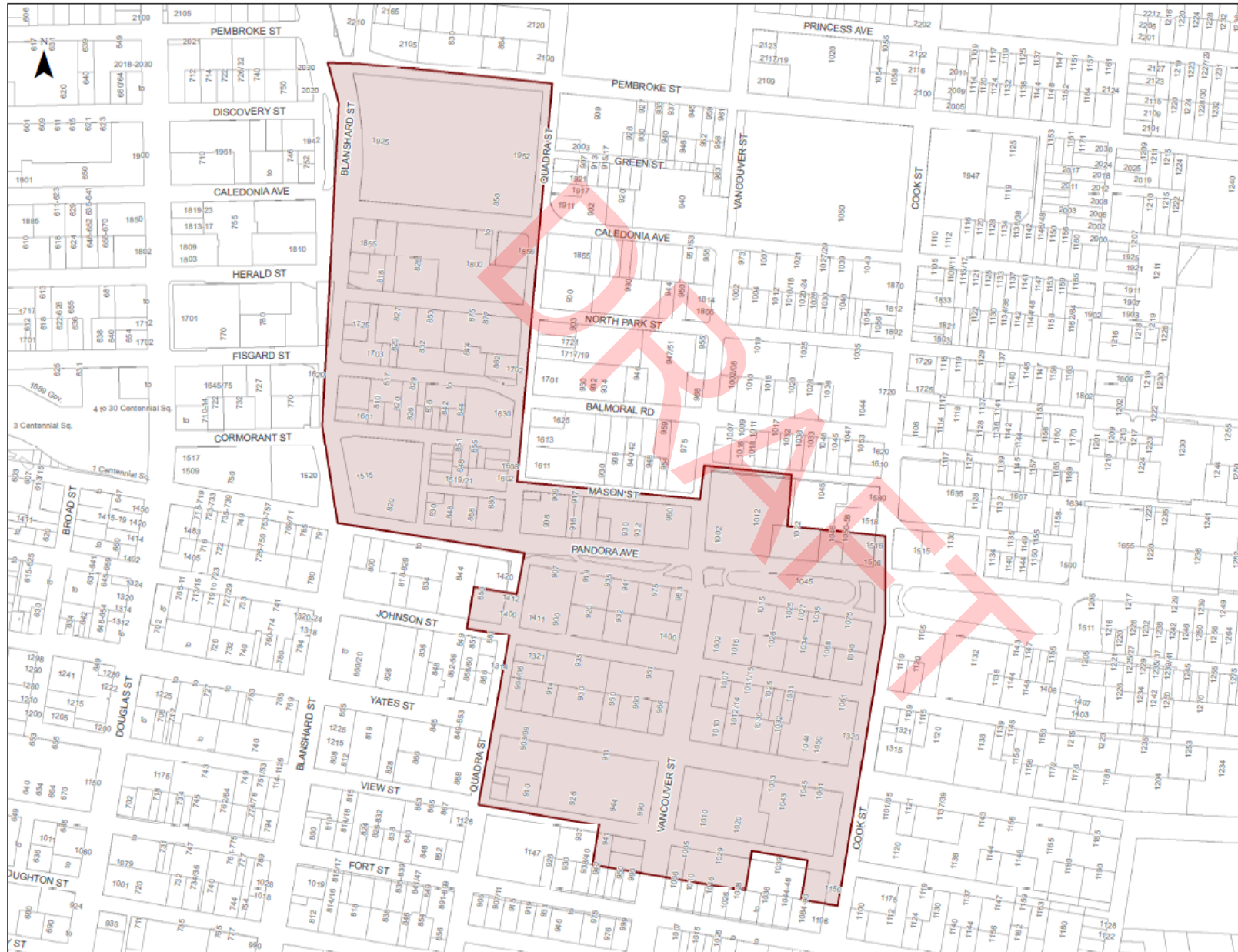
- DPA 15A: Intensive Residential Small Lot
- DPA 15B: Intensive Residential Panhandle Lot
- DPA 15D: Intensive Residential Duplex
- DPA 15E: Intensive Residential Garden Suites
- DPA 16: General Form and Character

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



PAGES WITH NO REVISIONS HAVE BEEN SKIPPED

Map 35: DPA 3 (HC): Core Mixed-Use Residential



DPA 3 (HC): CORE MIXED-USE RESIDENTIAL

1. Pursuant to Section 919.1(1) (d) and (f) and 970.1 (1) of the Local Government Act, the area that is shaded and circumscribed by solid lines on Map 35 is designated as Development Permit and Heritage Conservation Area DPA 3 (HC), Core Mixed-Use Residential, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 - (c) Heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the Local Government Act, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 3 (HC), Core Mixed-Use Residential:
 - (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; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for:
 - (1) actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single-family dwellings and their accessory buildings and structures; or,
 - (3) residential duplexes and their accessory buildings and structures.
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) The Core Residential area is a major residential district on the edge of a regional commercial and employment district. It has lands available for residential growth through intensified multi-unit residential and mixed use development. There is also some capacity for commercial development close to the Core Business area, along Blanshard Street, Pandora Avenue and Yates Street.
 - (b) Medium-to-high density multi-unit and commercial development are identified in this plan for the Core Residential area with built form and place character appropriate to an urban, high-density, setting.
 - (c) The Core Residential area has heritage value for its role as a church precinct. The form and character of the area has evolved in response to clustering of churches along and near Quadra Street, with the spires of which have been prominent features in the surrounding skyline since the late 19th and early 20th century.
4. The objectives of this designation include:
 - (a) To transform the function, form and character of the Core Residential area through mid-to-high-rise residential mixed use and commercial buildings, with greatest heights along Yates Street and Blanshard Street, balanced with protection of views from public vantage points of heritage landmark buildings primarily clustered along Quadra Street, as identified on Map 8 in this plan.
 - (b) To conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area.
 - (c) To enhance the area through a high quality of architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character, while responding to its context of a skyline with prominent heritage landmark buildings.

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 2021 – 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)

PAGES WITH NO REVISIONS HAVE BEEN SKIPPED

Map 39: DPA 5: Large Urban Villages



DPA 5: LARGE URBAN VILLAGES

1. Pursuant to Section 919.1 (1) (d) and (f) of the Local Government Act, the area that is shaded and circumscribed by solid lines in Maps 40, 40A, 41, 42, 43, 44, 45, 46 and 47 is designated as Development Permit Area DPA 5, Large Urban Villages, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
2. Application and Exemptions:
 - (a) Development Permits are required in accordance with the Local Government Act, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 5, Large Urban Villages:
 - (i) A Development Permit is not required for the following:
 - (1) residential single family dwellings and their accessory buildings and structures;
 - (2) residential duplexes and their accessory buildings and structures;
 - (3) 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 9.2m²; or
 - (4) changes to existing landscaping, other than landscaping identified in a development permit for the property.
3. The special conditions that justify this designation include:
 - (a) Large Urban Villages are nodes of commercial and community services that primarily support adjacent Traditional and Urban Residential areas, with some also serving nearby General Employment areas. The Large Urban Villages within this designation are at various stages of revitalization. Some have experienced redevelopment and improvements to property, while others have not yet become Large Urban Villages. All have remaining potential for revitalization and capacity for commercial, multi-family (multi-unit) residential and mixed-use development.
 - (b) Low to mid-rise building types that include commercial, multi-unit residential and mixed uses are identified in this plan for Large Urban Villages with built form and place character that defines streets and sidewalks with building facades and locates parking away from streets.
 - (c) Cook Street Village is a commercial node that serves nearby residents and attracts visitors from outside the neighbourhood given its close proximity to Beacon Hill Park and the Dallas Road waterfront. Cook Street is presently flanked by relatively low building forms with the potential for intensification of development. Mature trees with large canopies define and enclose the Cook Street corridor, contributing to a unique sense of place and character.
 - (d) Cecelia Village is a mixed commercial, light industrial and residential area proximate to the Galloping Goose regional trail and the Selkirk Waterfront. It includes unique opportunities for mingling future light industrial spaces with commercial and residential uses to define a unique place and a destination for the neighbourhood. Over time, this part of Jutland Road is envisioned to evolve into a high street supported by quality urban design and public spaces. Revitalization is needed to realize this vision.
 - (e) Gorge at Irma Village has been identified as a desired location for transformation from single detached homes into a mixed-use urban village serving the surrounding neighbourhood, adjacent to employment uses and at the convergence of existing and planned pedestrian routes.
 - (f) The James Bay Village is the centre of the James Bay neighbourhood and located at a five-point intersection of Menzies, Simcoe and Toronto Streets. It is a commercial node that includes mixed uses, community services and a park, containing a variety of building ages, types and forms. It lacks coherent design with respect to site planning and building placement. Some redevelopment has occurred on the east side of the Village along Menzies Street, however, the majority of the Village is characterized by low building forms and some surface parking lots oriented towards the streets with the potential for revitalization.
 - (g) Jubilee Village acts as the commercial centre of the Jubilee neighbourhood and is anchored by the Royal Jubilee Hospital campus and related commercial, retail and multi-unit residential development. The hospital is located adjacent to lower-density Traditional Residential

areas and is in the process of expanding hospital facilities and supporting commercial uses. As part of the Jubilee Village, East Fort Street is a commercial street that provides a significant entry into Victoria. Revitalization is needed to ensure sensitive transitions between the Royal Jubilee Hospital expansion including its associated commercial uses and flanking Traditional Residential areas. Portions of Fort Street that lie within this designation are also in need of beautification and human-scaled urban design.

- (h) Quadra Village is the commercial centre of the Hillside-Quadra neighbourhood. It is located at the intersection of Hillside Avenue and Quadra Street, both arterial streets designed to carry high volumes of traffic. Quadra Village contains a variety of building ages, types and forms including a large, central grocery store and a landmark cinema theatre that contributes to village character. Streetscape improvements have been introduced into the village to create a more human-scaled environment and quality pedestrian experience, however, further revitalization is needed.
- (i) The Selkirk waterfront was formerly a heavy industrial site in need of revitalization and has developed into a mixed-use village with a variety of housing types, commercial use, buildings that define a network of intimate streets, pedestrian pathways and open spaces, and public access along the waterfront. Revitalization of Selkirk has occurred and continues, but the vision for the area is not yet complete, with ongoing revitalization necessary to realize it as a complete neighbourhood village. Nearby industrial use along Garbally Road continues to operate and is included within this designation to improve compatibility with the adjacent mixed-use Selkirk waterfront area.
- (j) The Stadacona Village is a mixed use development that includes a food market, other commercial uses and multi-unit residential. It is located at the point at which different street patterns come together creating unusual lot configurations that offer opportunities for the provision of open space and distinctive urban design. The Stadacona Village is surrounded by green space at the intersection of Fort Street and Pandora Avenue and at Stadacona Park. It is within the Fernwood neighbourhood and borders other neighbourhoods with different characteristics affecting design. Revitalization is needed to permit intensification of development balanced with the open space character, to achieve a unique sense of place and coherent urban design.

- (k) The Westside Village is a commercial node serving the surrounding neighbourhood. It is located near the Galloping Goose Trail, Victoria West Park, adjacent to higher-density comprehensive developments and bisected by Bay Street, all which contribute to its vitality. It has not been fully realized as a complete village and is in need of revitalization, particularly along the north side of Bay Street which is currently under-utilized and envisioned for more intensive forms of residential development with ground level commercial use.

4. The objectives that justify this designation include:

- (a) To accommodate 40% of Victoria's anticipated population growth in the Town Centres and Large Urban Villages to encourage and support a mix of commercial and community services primarily serving the surrounding residential areas.
- (b) To revitalize areas of commercial use into complete Large Urban Villages through human-scale design of buildings, streets, squares and other public spaces to increase vibrancy and strengthen commercial viability.
- (c) To achieve a high quality of architecture, landscape and urban design in all Large Urban Villages to enhance their appearance and identify villages as important neighbourhood centres.
- (d) To achieve a unique character and sense of place in the design of each Large Urban Village, with consideration for potential new landmarks.
- (e) To establish gateways along prominent corridors to signal and celebrate arrival into the City and neighbourhoods within Humber Green Village, Jubilee Village and Stadacona Village.
- (f) To design all Large Urban Villages in a manner that encourages pedestrian and cycling use and enhances the experience of pedestrians and cyclists.
- (g) To develop Humber Green Village into a transit-oriented Large Urban Village.
- (h) To revitalize Jubilee Village through beautification of East Fort Street, urban design that integrates and improves the experience of pedestrians and cyclists throughout the village, and ensure sensitive transitions between the Royal Jubilee Hospital site, particularly its commercial uses with adjacent residential areas.
- (i) To complete revitalization of Selkirk Village with new residential and commercial mixed-use development that is compatible with nearby industrial uses along Garbally Road.

5. Guidelines:

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

(a) Guidelines for all Large Urban Villages:

- (i) Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
- (ii) Guidelines for Fences, Gates and Shutters (2010).
- (iii) Where not specified by additional design guidelines, buildings are encouraged to have three to five storey facades that define the street wall with shop windows and building entrances that are oriented to face the street.

(b) In addition to the above guidelines, the following guidelines apply to specific Large Urban Villages:

(i) Cecelia Village:

- Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
- Revitalization Guidelines for Corridors, Villages and Town Centres (2017).

(ii) Cook Street Village:

- Cook Street Village Guidelines (2019).
- Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012).

(iii) Gorge at Irma Village:

- Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
- Revitalization Guidelines for Corridors, Villages and Town Centres (2017).

(iv) Humber Green Village:

- Burnside Neighbourhood Plan (1992).
- Humber Green Guidelines (2010).

(v) Quadra Village:

- ➔ ~~Quadra Village Design Guidelines (1998)-~~
- General Urban Design Guidelines (2022)

(vi) Selkirk Village:

- Selkirk Waterfront Urban Design Manual (1993).

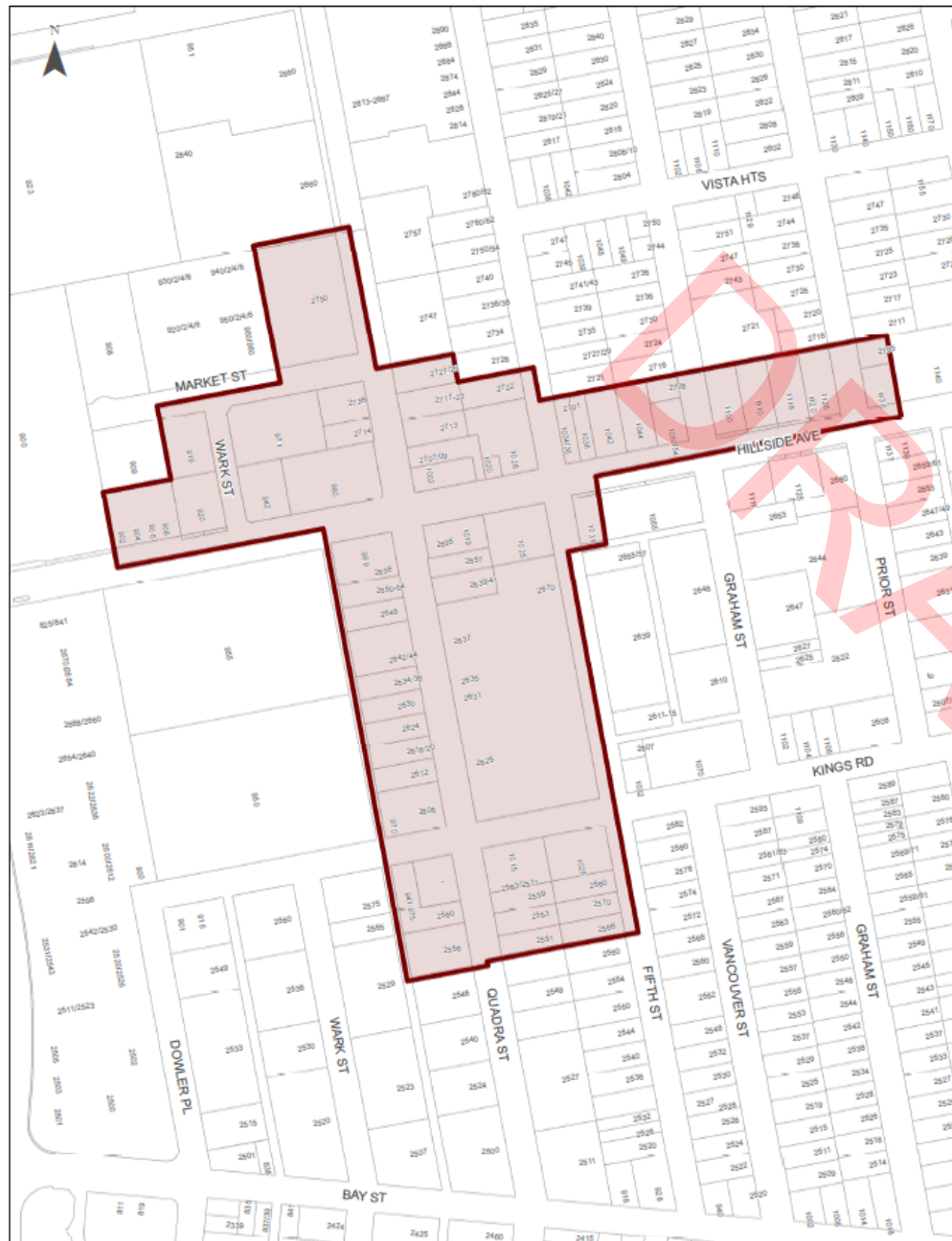
(vii) Stadacona Village:

- Oak Bay Avenue Land Use and Design Guidelines (2001).

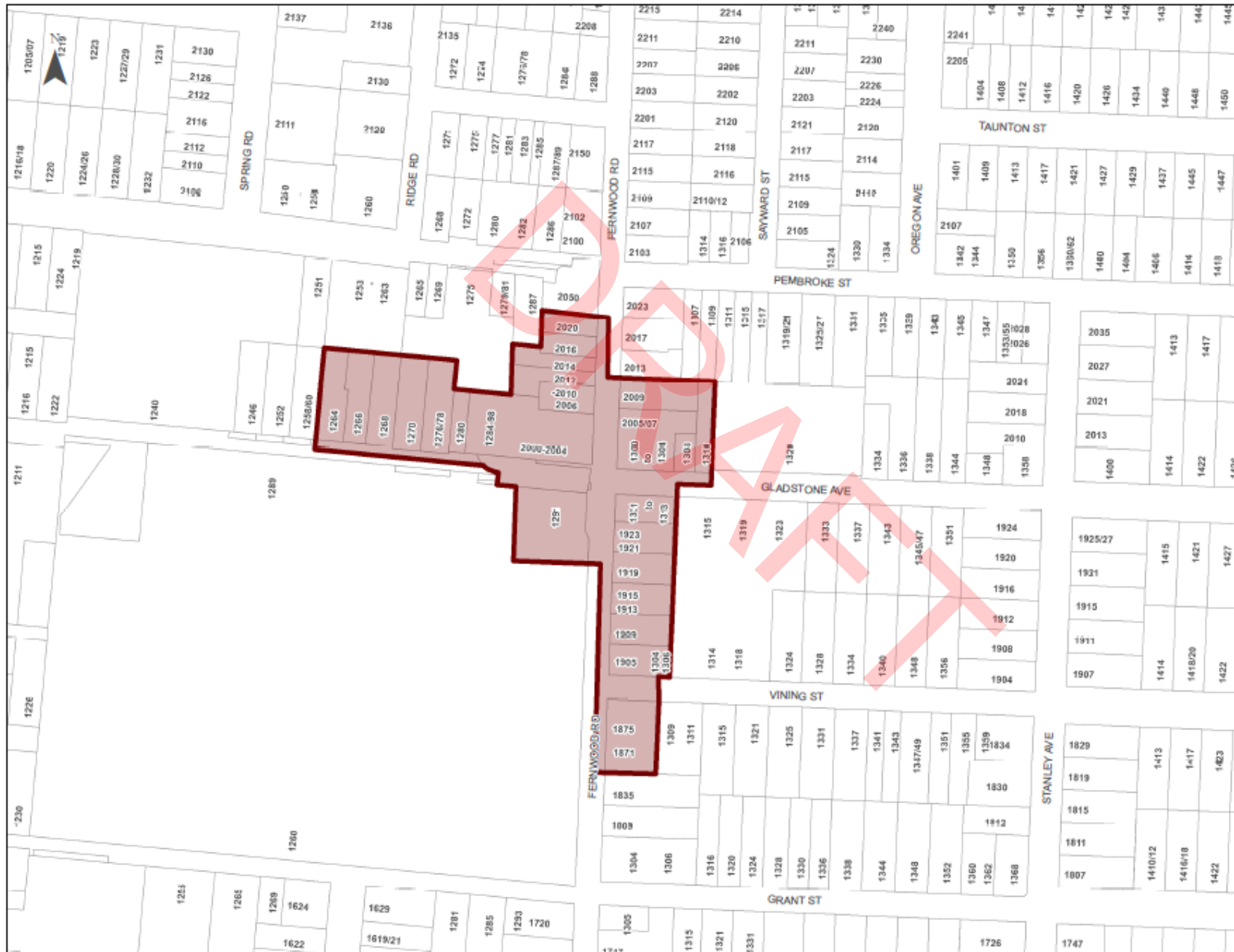
(viii) Westside Village:

- Policy Plan and Design Guidelines for the Songhees Area of Victoria West (2005).
- Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019.
- Revitalization Guidelines for Corridors, Villages and Town Centres (2017).

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UPDATED BOUNDARY**Map 47: DPA 5: Large Urban Villages – Quadra Village**

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UPDATED BOUNDARY**Map 49: DPA 6B (HC): Small Urban Villages Heritage**

DPA 6B (HC): SMALL URBAN VILLAGES HERITAGE

1. Pursuant to Section 919.1 (1) (d) and (f) and 970.1 (1) of the Local Government Act, the area that is shaded and circumscribed by solid lines on Map 49 is designated as Development Permit and Heritage Conservation Area DPA 6B (HC), Small Urban Villages Heritage, for the purposes of:
 - (a) Revitalization of an area in which a commercial use is permitted.
 - (b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 - (c) Heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the Local Government Act, subject only to the General Exemptions identified in the "Overview" section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 6B (HC), Small Urban Villages Heritage:
 - (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; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for the following:
 - (1) Actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single family dwellings and their accessory buildings and structures; or
 - (3) residential duplexes and their accessory buildings and structures.
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) Small Urban Villages are nodes of commercial and community services that support adjacent Traditional and Urban Residential areas. While some improvements in these areas are complete, there remains potential for revitalization through infill, building additions and heritage conservation. Small Urban Villages have some capacity for residential mixed use development with active commercial at the street level, freestanding commercial buildings and multi-family (multi-unit) residential.
 - (b) Low-rise commercial and multi-unit and residential mixed-use development are identified in this plan for Small Urban Villages with built form and place character appropriate to a node punctuating a surrounding residential area.
 - (c) Fernwood Village is a small commercial district with a majority of buildings that date to the Victorian and Edwardian era. Many buildings are listed on the City of Victoria Heritage Register, and some are protected heritage property.
4. The objectives of this designation include:
 - (a) To accommodate 10% of Victoria's anticipated residential growth and associated housing growth in Small Urban Villages, and residential areas, to encourage and support future and existing commercial and community services.
 - (b) To revitalize an area of commercial use through infill, building additions and heritage conservation including exterior alterations and interior improvements that could alter the exterior of a building.
 - (c) To conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area.
 - (d) To enhance the area through infill and building additions with a high quality of architecture, landscape and urban design that responds to its heritage setting through sensitive and innovative interventions.
5. Guidelines:

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

 - (a) Guidelines for all Small Urban Villages Heritage:
 - [Fernwood Village Design Guidelines \(2022\)](#).
 - Standards and Guidelines for the Conservation of Historic Places in Canada.
 - Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - City of Victoria Heritage Program Sign & Awning Guidelines (1981).
 - Guidelines for Fences, Gates and Shutters (2010).
 - ~~Buildings are encouraged to have shop windows and building entrances that are oriented to face the street.~~

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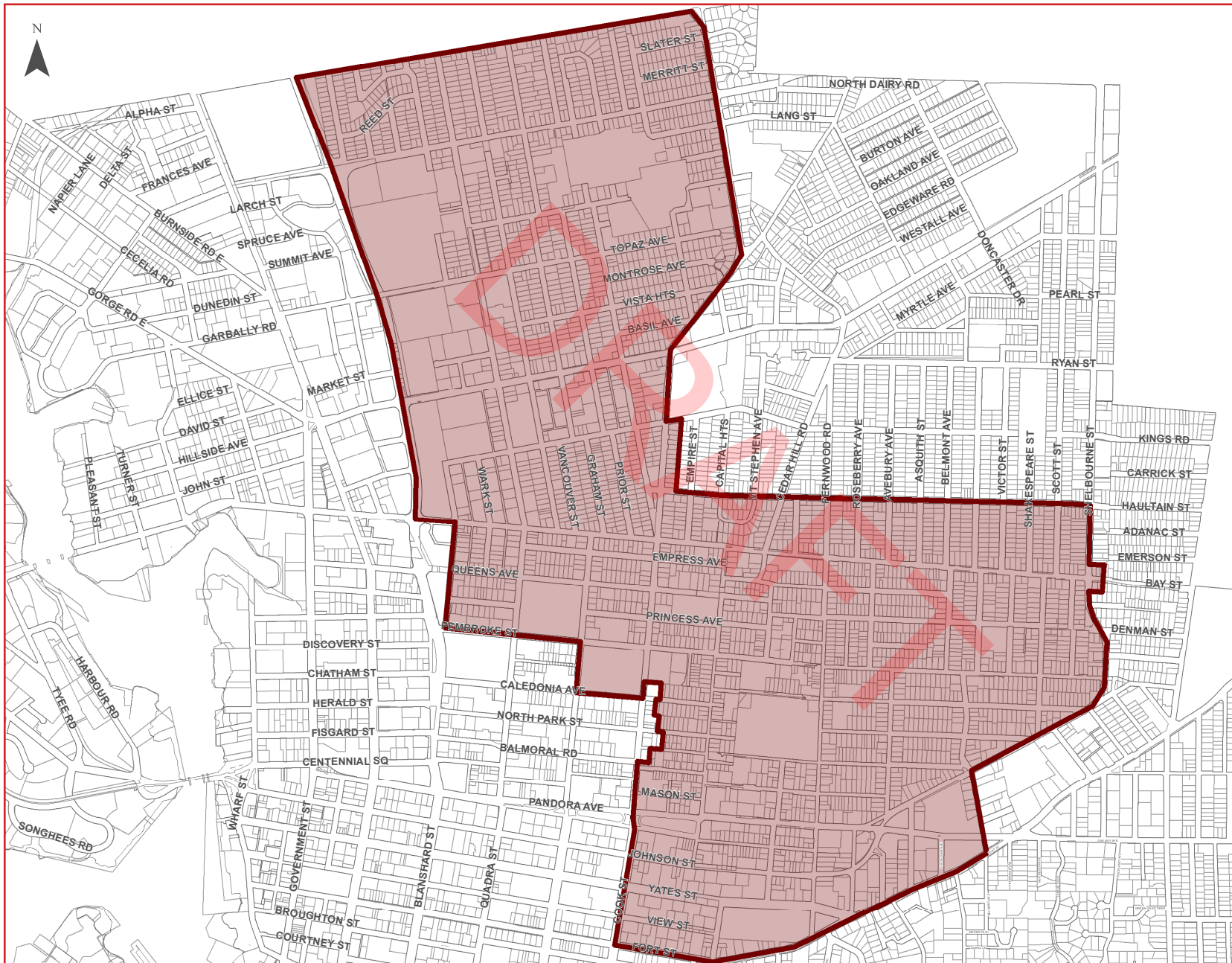
DPA 16: GENERAL FORM AND CHARACTER

1. Pursuant to Section 919.1 (1) (f) of the Local Government Act, the entire City is designated as Development Permit Area 16, General Form and Character for the purpose of establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 2. Application and Exemptions:
 - (a) Development Permits are required for multi-family (multi-unit) residential (three or more units), commercial and industrial development in accordance with the Local Government Act, subject only to the General Exemptions identified in the "Overview" section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 16, General Form and Character:
 - (i) A Development Permit is not required for:
 - (1) the subdivision of land or the construction of, addition to or alteration of a building or other structure:
 - (A) within any of the following Development Permit Areas or 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;
 - DPA 16A, General Urban Design**
 - DPA 17 (HC), North Park Village Area**
 - HCA 1, Traditional Residential; or
- (B) for which a Development Permit is required, not exempt and has been applied for under:
 - DPA 15A, Intensive Residential – Small Lot;
 - DPA 15B, Intensive Residential – Panhandle Lot;
 - DPA 15C, Intensive Residential – Rockland;
 - DPA 15D, Intensive Residential – Duplex; or
 - DPA 15E, Intensive Residential – Garden Suites;
 - DPA 15F, Intensive Residential – Attached Residential Development
- (2) development that is not commercial, industrial or multi-family residential development, or that does not otherwise include a commercial, industrial or multi-family residential component including for greater certainty:
 - (a) residential single-family dwellings and their accessory buildings and structures,
 - (b) residential duplexes and their accessory buildings and structures,
 - (c) institutional development so long as such development does not include a commercial, industrial or multi-family residential component;
- (3) house conversion;
- (4) alterations to existing buildings, excluding new additions; or
- (5) 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 9.2m².
3. The special conditions that justify this designation include:
 - (a) Commercial, industrial and multi-unit residential developments are envisioned in designated areas throughout the city, with further growth identified in this plan.
 - (b) Multi-unit residential, commercial and industrial developments are often located along or visible from high traffic corridors and areas (vehicular and pedestrian) including positions at gateways. They therefore merit special attention to form and character to take advantage of visual prominence, to mitigate any negative impacts of intensity of development, and to enhance the established character of adjacent or nearby existing buildings and streetscapes, and surrounding areas.
 - (c) Commercial, industrial and multi-unit residential buildings often share an interface with Traditional Residential areas with low-rise built form and established character that require consideration for sensitive transition.

- (d) The presence of heritage properties throughout the city warrants special design consideration that balances heritage conservation and new development that responds to historic setting, where this is relevant
4. The objectives that justify this designation include:
- (a) To support commercial, industrial and multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys, or lower.
 - (b) To integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including its heritage character.
 - (c) To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions.
 - (d) To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.
5. Guidelines:
- These Guidelines are to be considered and applied for Development Permits:
- (a) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
 - (b) Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012), revised 2019
 - (c) Guidelines for Fences, Gates and Shutters (2010)

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Map 76: DPA 16A: General Urban Design

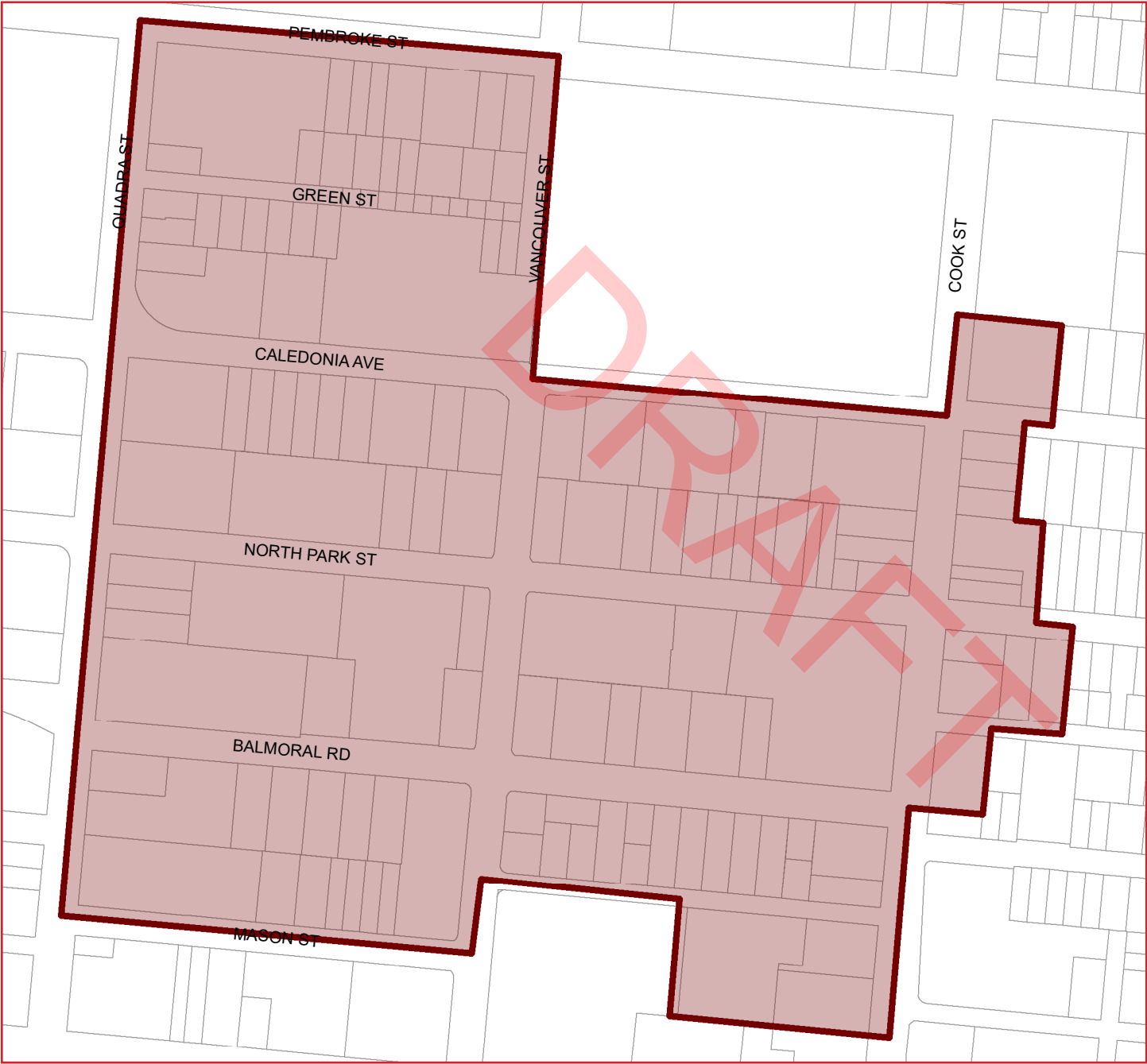


DPA 16A: GENERAL URBAN DESIGN

1. Pursuant to Section 488 (1) (e) (h) (i) and (j) of the Local Government Act, the area that is shaded and circumscribed by solid lines on Map 76 is designated as Development Permit Area DPA 16A, General Urban Design, for the following purposes:
 - (a) establishing objectives for the form and character of commercial, industrial and multi-family residential development,
 - (b) establishing objectives to promote energy conservation,
 - (c) establishing objectives to promote water conservation, and
 - (d) establishing objectives to promote the reduction of greenhouse gas emissions.
2. Application and Exemptions:
 - (a) Development Permits are required for multi-family (multi-unit) residential (three or more units), commercial, institutional and industrial development in accordance with the Local Government Act, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 16, General Urban Design:
 - (i) A Development Permit is not required for:
 - (1) the subdivision of land or the construction of, addition to or alteration of a building or other structure:
 - (A) within any of the following Development Permit Areas or 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;
 - DPA 17, North Park Village Area;
 - HCA 1, Traditional Residential; or
 - (2) development that is not commercial, industrial, institutional or multi-family residential development, or that does not otherwise include a commercial, industrial or multi-family residential component including for greater certainty:
 - (A) residential single-family dwellings and their accessory buildings and structures,
 - (B) residential duplexes and their accessory buildings and structures,
 - (3) house conversion;
 - (4) alterations to existing buildings, excluding new additions; or
 - (5) 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 9.2m².
3. The special conditions that justify this designation include:
 - (a) Commercial, industrial and multi-unit residential developments are envisioned in designated areas throughout the city, with further growth identified in this plan.
 - (b) Multi-unit residential, commercial and industrial developments may be located along or visible from prominent transit corridors, quiet streets or public spaces. They therefore merit attention to mitigate any

- (b) negative impacts, co-exist with adjacent existing or planned future development, support livability for new residents, and enhance the character of streetscapes and surrounding areas.
 - (c) Commercial, industrial and multi-unit residential buildings may share an interface with areas envisioned for low-rise built form that requires consideration for sensitive transition.
 - (d) The presence of heritage properties throughout the city warrants special design consideration that balances heritage conservation and new development that responds to historic setting, where this is relevant.
 - (e) Thirty-two percent of greenhouse gas emissions in Victoria are generated by multi-unit residential, commercial, institutional or industrial buildings and addressing these emissions in new buildings is an important aspect of climate change mitigation.
 - (f) Climate change is anticipated to lead to more extreme weather events, including more intense rainfall and heat waves. As new buildings and associated landscapes are built, consideration of energy and water conservation is an important aspect of climate change mitigation.
4. The objectives that justify this designation include:
- (a) To support commercial, industrial and multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys, or lower.
 - (b) To integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including its heritage character.
 - (c) To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions.
 - (d) To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.
 - (e) To reduce greenhouse gas emissions generated by new buildings.
 - (f) To enhance energy and water conservation qualities of new buildings and associated landscapes.
5. Guidelines:
- (a) For “Missing Middle Housing” defined as construction of, addition to or alteration of a building, accessory structure or landscape on a lot which includes missing middle housing (housing in which buildings are used or designed as two or more self-contained dwelling units, not counting accessory dwelling units, with the majority of units having direct access to the outside, at least two of which share a common wall or an area that forms the floor of one unit and the ceiling of the other and are not linked by a trellis, deck, breezeway or similar connection):
 - Missing Middle Design Guidelines (2022).
 - (b) For other development subject to a Development Permit requirement:
 - General Urban Design Guidelines (2022) with special attention to the following sections:
 - o 8.3 Supplementary design guidelines for urban villages.
 - Guidelines for Fences, Gates and Shutters (2010).

Map 77: DPA 17 (HC): North Park Village Area



DPA 17 (HC): NORTH PARK VILLAGE AREA

1. Pursuant to Section 488 (1) (d), (f), (h), (i), and (j) and 614 (1) of the Local Government Act, the area that is shaded and circumscribed by solid lines on Map 77 is designated as Development Permit and Heritage Conservation Area DPA 17 (HC), North Park Village Area, for the purposes of:
 - (a) revitalizing an area in which a commercial use is permitted,
 - (b) establishing objectives for the form and character of commercial, industrial and multi-family residential development,
 - (c) establishing objectives to promote energy conservation,
 - (d) establishing objectives to promote water conservation,
 - (e) establishing objectives to promote the reduction of greenhouse gas emissions, and
 - (f) heritage conservation.
2. Application and Exemptions:
 - (a) Development Permits and Heritage Alteration Permits are required in accordance with the Local Government Act, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 17 (HC), North Park Village Area:
 - (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; or
 - (3) subject to a Covenant for heritage conservation.
 - (ii) A Development Permit is not required for:
 - (1) actions subject to and addressed in a Heritage Alteration Permit;
 - (2) residential single-family dwellings and their accessory buildings and structures; or,
 - (3) residential duplexes and their accessory buildings and structures.
3. The special features, characteristics and special conditions that justify this designation include:
 - (a) This part of North Park Neighbourhood is characterised by a significant residential district, evolving urban village and employment land on the edge of the Downtown Core Area. It has lands available for residential growth through intensified multi-unit residential and mixed use development.
 - (b) Thirty -two percent of greenhouse gas emissions in Victoria are generated by multi-unit residential, commercial, institutional or industrial buildings and addressing these emissions in new buildings is an important aspect of climate change mitigation.
 - (c) Climate change is anticipated to lead to more extreme weather events, including more intense rainfall and heat waves. As new buildings and associated landscapes are built, consideration of energy and water conservation is an important aspect of climate change mitigation.
 - (d) This part of the North Park neighbourhood has heritage value for its role as an early neighbourhood of the city that was home to a wide variety of businesses and residents, which informed its form and character and continues to do so. The diverse mix of uses and corresponding building types in a relatively small area gives it a unique character and value.
 - (e) Areas along Quadra Street have heritage value for their role as a church precinct. The form and character of the area has evolved in response to clustering of places of worship along and near Quadra Street, with the spires of which have been prominent features in the surrounding skyline since the late 19th and early 20th century.
4. The objectives of this designation include:
 - (a) To support a mix of mid-rise residential development within this district between Quadra Street and Cook Street, balanced with protection of views from public vantage points of heritage landmark buildings primarily clustered along Quadra Street, as identified on Map 8 in this plan.
 - (b) To support the continued evolution of North Park Village as a vibrant mixed-use centre for the surrounding neighbourhoods.

- (c) To support the continued evolution of parts of North Park Street as a location for artisan and light industrial employment compatible with its location within a residential area.
- (d) To conserve and enhance the heritage value, special character and significant historic buildings, features and characteristics of this area.
- (e) To enhance the area through a high quality of architecture, landscape and urban design that reflects its adjacency to, yet unique identity from the downtown, while responding to its context of a skyline with prominent heritage landmark buildings and enhancing the urban forest in the more urban parts of the North Park neighbourhood.
- (f) To reduce greenhouse gas emissions generated by new buildings.
- (g) To enhance energy and water conservation qualities of new buildings and associated landscapes.

5. Guidelines

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

- General Urban Design Guidelines (2022), with special attention to the following sections:
 - 7.1 Buildings with industrial uses,
 - 7.2 Heritage building context and skyline, and
 - 8.3 Supplementary design guidelines for urban villages.
- Guidelines for Fences, Gates and Shutters (2010).
- Standards and Guidelines for the Conservation of Historic Places in Canada.
- City of Victoria Heritage Program Sign & Awning Guidelines (1981).

B

Glossary
of Terms

OVERVIEW

Definitions are provided for plain language convenience and are not intended to limit the statutory authority where the same term is defined within local government legislation.

DEFINITIONS

Accessory Dwelling Unit: A dwelling unit that is ancillary and subordinate to a primary dwelling unit. Examples include secondary suites, garden suites, accessory units within duplexes or townhouses, and lock-off suites in multi-unit housing.

Accessory Uses: A use that is normally incidental or normally associated with and subordinate to the principal use.

Adaptive Capacity: The ability of natural and human systems to accommodate changes with minimum disruption or minimum additional cost.

Adaptive Management: A structured, iterative process of learning from planning and management successes and failures, with an aim of improving policies and reducing uncertainty over time.

Advanced Technology: Areas of economic activity involving research, development, manufacture and trade of high-tech products, such as: computer software and hardware, telecommunications, electronics, robotics, biomedical devices and nanotechnology.

Affordable Housing: Housing that falls within the financial means of a household living in either market or non-market dwellings. Total costs for rent or mortgage plus taxes (including a 10% down payment), insurance and utilities should equal 30 percent or less of a household's gross annual income. Housing affordability is influenced by household income, and cost and supply of housing.

Aging in Place: A concept that supports the opportunity for residents to remain living in their own neighbourhood or community as they age through the availability of appropriate services, facilities and housing options.

Allotment Garden: A plot of land operated by member gardeners that is used to produce food, flowers, native and ornamental plants, edible berries and food perennials on public or private lands, and where products are mainly for the personal consumption of members.

Apartment: A dwelling located in a multi-story, multi-unit building that accesses the ground via shared corridors, entrances and exits.

Art in Public Places: Original artwork selected, commissioned, created or donated for location in public space, and created by an artist.

Arterial Road: A street that typically emphasizes a high level of traffic mobility at higher speeds and volumes and a low level of property access, serving longer distance trips including those between major activity centres and regional destinations. Secondary arterials represent a sub-classification of this street type.

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House Conversion: The change of use of a building constructed as a single family dwelling or duplex, to create a duplex, multiple dwelling, boarding house, rooming house, housekeeping apartment building, rest home – class B or a preschool.

Housing First: An approach to housing where homeless residents are provided immediate access to a place of their own without requiring treatment or sobriety as a precondition for housing. Residents are provided with options for support services and programs for their recovery and integration into the community.

Housing Spectrum: A framework for understanding the range of housing choices available to meet differing needs, life stages and circumstances within a community, organized by tenure.

Human Scale: The experience of comfort and fit between the size (height, distance, areal extent, details) of physical surroundings and its natural and built elements relative to the size of a human person with normal vision, hearing and walking ability. In contrast, automobile scale represents a built environment where buildings, sites, and signs are designed to be apprehended and reached by an observer moving at the speed of an automobile.

Indicator: Indicators are discrete, mutually exclusive units of measurement that measure inputs, activities, outputs and outcomes, as well as other aspects of performance that need to be monitored, such as service quality and cost. Process indicators measure inputs, activities and outputs. Outcome or impact indicators measure intended results.

Indoor Recreation Facility: Public space that supports indoor recreation, sports and leisure activities, such as arenas, gymnasiums, swimming pools, fitness centres, community centres, seniors centres, but not including private spaces, facilities or residences.

Light Industry: Uses typically have less intensive, and more consumer-oriented uses than heavy industry, but may still include a variety of production, distribution, and repair services. Light industrial uses are also characterized by the lighter impact they may have on adjacent or ancillary uses.

Intensification: The development of a property, site or area at a higher density than currently exists through: a) redevelopment, b) the development of vacant and/or underutilized lots within previously developed areas; c) infill development; and, d) the expansion or conversion of existing buildings.

Landmarks: Natural hilltops and built structures that by their prominence or distinction from the surrounding context, visually punctuate the physical profile of urban areas and express its skyline character. Landmarks generally are taller than the surrounding built fabric of a city, are visible from a distance, may exhibit a higher level of architectural design detail and articulation, and often serve important civic functions.

Light Pollution: Excessive or obtrusive artificial light, and resulting impacts on adjacent development, ecosystems, human health and illumination of the night sky.

Local Circulating Transit: Transit service designed to connect locations within a relatively small geographic area where there is a significant intensity of uses and destinations.

Local Roads: Streets with low levels of traffic mobility and a high level of land access, serving residential, commercial and industrial areas that fall under the conventional functional classification of local streets.

Local Transit: Transit network and service designed to connect neighbourhoods to local destinations and to Rapid and Frequent Transit services. In some cases smaller transit vehicles can be utilized to better match passenger demand and operating conditions on local roads.

Lock-Off Suite: A self contained accessory dwelling unit within an apartment unit with a door onto the common hallway.

Long-Term Residential Care: Type of community care facility that provides 24-hour professional care and supervision in a protective, supportive environment for people with complex care needs who are not able to live independently. Facilities may be publicly-funded or privately-funded. May be operated by public, private or non-profit sectors.

Low Barrier Housing: Transitional housing with on-site staffing that targets those with mental health and/or addictions, where abstinence is not required as a condition of tenancy. Ideally time-limited, with goal of transition to 'next-step' or permanent housing.

Low-Income Cut Off: A Statistics Canada measure of the income level at which a household may be in straitened circumstances because it has to spend a greater portion of its income on basic needs (food, clothing, and shelter) than an average household of similar size. The Low-Income Cut Off varies by household size and by community.

Low-Rise Building: A building four storeys or less in height.