

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to support the implementation of 2022 neighbourhood plans and their objectives related to residential and commercial development.

**Contents**

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Under its statutory powers, including Divisions 4 and 7 of Part 14 of the *Local Government Act*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

**Title**

- 1 This Bylaw may be cited as the “OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 43)”.

**Definition**

- 2 “OCP Bylaw” means Bylaw No. 12-013, the Official Community Plan Bylaw, 2012.

**Amendments**

- 3 The OCP Bylaw is amended in Schedule A, Table of Contents under the heading “List of Maps”, by inserting the following immediately after “Map 75: HCA 2: Robert Street Heritage Conservation Area”:

“Map 76: DPA 16A: General Urban Design”; and

“Map 77: DPA 17 (HC): North Park Village and District”.

- 4 The OCP Bylaw is further amended in Schedule A, Section 6: Land Management and Development as follows:

- (a) by inserting the following new section immediately after section 6.1.5:

“6.1.5.A **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.”;

- (b) by inserting the following new section immediately after section 6.1.6:

“6.1.6.A **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 through amenity contribution and 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.”;

- (c) by repealing Map 2 Urban Place Designations and replacing it with a new Map 2 Urban Place Designations, attached to this Bylaw in Schedule 1;

- (d) in Figure 8: Urban Place Guidelines, in the row of the table pertaining to Public Facilities, Institutions, Parks and Open Space Designation, in the column pertaining to Uses, by adding the following immediately after “Accessory and commercial services”:

“Co-location of residential uses with public facilities and institutional uses to achieve non-market rental housing objectives may be considered, as indicated in local area plans, depending on site conditions and context.”;

- (e) in Figure 8: Urban Place Guidelines, in the row of the table pertaining to Public Facilities, Institutions, Parks and Open Space Designation, in the column pertaining to Density, by adding the following immediately after “Total floor space ratios ranging up to approximately 0.5:1.”:

“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.”;

- (f) in Figure 8: Urban Place Guidelines, by adding the following row to the table immediately beneath the row pertaining to Traditional Residential Designation:

<b>Mixed Residential</b>	Ground-oriented buildings and low-rise, multi-unit buildings that may generally range	Variable yard setbacks with primary doorways facing the street.	Mix of residential forms, including those described for Traditional Residential, in addition to low-	Total floor space ratios of approximately 1.6:1.
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	<p>from three to five 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 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>rise apartment forms.</p> <p>Limited local-serving commercial may be considered.</p> <p>Home occupations.</p>	<p>Flexibility in height and density may be considered to encourage diverse housing types and tenures.</p>
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- (g) in Figure 8: Urban Place Guidelines, by adding the following row to the table beneath the row pertaining to Urban Residential Designation:

<b>Housing Opportunity</b>	<p>Low-rise and mid-rise multi-unit buildings that may generally range from four to six storeys, depending on site conditions and context.</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>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</p>
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				<p>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 6.1.6A)</p>
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- (h) in Figure 8: Urban Place Guidelines, in the row of the table pertaining to Small Urban Village Designation, in the column pertaining to Built Form, by striking “Buildings of four and five storeys may be considered at Fairfield Plaza Village for the advancement of plan objectives.”, and replacing it with the following:

“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.”;

- (i) in Figure 8: Urban Place Guidelines, in the row of the table pertaining to Large Urban Village Designation, in the column pertaining to Built Form, by adding the following immediately after “Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings.”:

“Buildings above six storeys may be considered where on-site public benefit is provided, as indicated in local area plans.”;

- (j) in Figure 8: Urban Place Guidelines, in the row of the table pertaining to Large Urban Village Designation, in the column pertaining to Density, by adding the following immediately after “Increased density up to a total of approximately 2.5:1 may be considered for the advancement of plan objectives.”:

“Densities above 2.5:1 may be considered where on-site public benefit is provided, as indicated in local area plans.”;

- (k) in Figure 8: Urban Place Guidelines, in the row of the table pertaining to Core Residential Designation, in the column of the table pertaining to Density, by adding the following immediately after “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.”:

“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.”;

- (l) in Figure 8: Urban Place Guidelines, in the row of the table pertaining to Industrial Employment-Residential Designation, in the column pertaining to Density, by adding the following immediately after “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.”; and

- (m) by adding the following new sections immediately after section 6.5:

“6.5.A 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]

6.5.B Site specific development can depart from Figure 8 if the development goes through a rezoning, is supported by the local area plan, 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.”.

- 5** The OCP Bylaw is further amended in Schedule A, Section 9: Parks and Recreation as follows:

- (a) by repealing Map 9: Parks, Open Space and Recreational Facilities and replacing it with a new Map 9: Parks, Open Space and Recreational Facilities, attached to this Bylaw in Schedule 2.

- 6** The OCP Bylaw is further amended in Schedule A, Section 14: Economy as follows:

- (a) by repealing Map 14: Employment Lands and replacing it with a new Map 14: Employment Lands, attached to this Bylaw in Schedule 3.

- 7** The OCP Bylaw is further amended in Schedule A, Section 21: Neighbourhood Directions as follows:

- (a) by repealing Map 22: Fernwood Strategic Directions and replacing it with a new Map 22: Fernwood Strategic Directions, attached to this Bylaw in Schedule 4;

- (b) by repealing sections 21.7 and 21.8 in their entirety and replacing them with the following new sections:

**“21.7 Vision in the citywide context includes:**

- 21.7.1 Residential character with mature streetscapes, ample heritage assets, and local-serving parks and amenities through much of the neighbourhood.
- 21.7.2 Local-serving commercial in several nodes throughout the neighbourhood, including along sustainable mobility corridors.
- 21.7.3 Central location that houses many citywide facilities including Victoria High School, and the No. 1 Firehall.
- 21.7.4 Community services and amenities in and near Fernwood Village and North Park Village.
- 21.7.5 Transition between the Urban Core and primarily ground-oriented Traditional Residential areas to the east.
- 21.7.6 Home to several shared villages, including North Park Village, Haultain Corners, and Stadacona Village.
- 21.7.7 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.

**21.8 Strategic directions include:**

- 21.8.1 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.
- 21.8.2 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.
- 21.8.3 Enhance Fernwood Village with additional local-serving businesses, housing options, and refreshed public spaces.
- 21.8.4 Continue to explore opportunities to use neighbourhood school sites as community facilities to serve the broader city population.
- 21.8.5 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.

21.8.6 Retain neighbourhood heritage character, buildings and streetscapes of significance while considering diverse and compatible multi-unit forms for a variety of housing choices.

21.8.7 Enhance east-west bike connections through the neighbourhood.

21.8.8 Develop a local area plan to enhance Stadacona Village.

21.8.9 Enhance Haultain Corners Village.”;

(c) by repealing Map 25: Hillside-Quadra Strategic Directions and replacing it with a new Map 25: Hillside-Quadra Strategic Directions, attached to this Bylaw in Schedule 5;

(d) by repealing sections 21.13 and 21.14 in their entirety and replacing it with the following new sections:

**“21.13 Vision in the citywide context includes:**

21.13.1 Diverse multi-unit housing options near Quadra Village, Tolmie Village, and within walking distance of the Douglas, Finlayson, and Hillside mobility corridors and other community parks and amenities.

21.13.2 Local-serving commercial nodes throughout the neighbourhood including along sustainable mobility corridors.

21.13.3 Home to a citywide recreational facility at Topaz Park.

21.13.4 Location of a regionally significant sensitive ecosystem at Summit Park.

21.13.5 Key transportation corridors along Blanshard Street, Bay Street, Hillside Avenue, and Quadra Street, and potential future frequent transit along Finlayson Street.

**21.14 Strategic directions include:**

21.14.1 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.

21.14.2 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.

- 21.14.3 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.
  - 21.14.4 Enhance Tolmie Village with additional local-serving businesses, housing options, and new public spaces.
  - 21.14.5 Protect, enhance and renew the significant stand of Garry Oak woodlands in the Summit Park area and enhance public access.
  - 21.14.6 Enhance Hillside Avenue, Bay Street, Cook Street, Blanshard Street, and Finlayson Street as multi-modal corridors.”;
- (e) by repealing Map 27: Jubilee Strategic Directions and replacing it with a new Map 27: Jubilee Strategic Directions, attached to this Bylaw in Schedule 6;
  - (f) in section 21.17.4, by striking “and Oak Bay Avenue.” and replacing it with “Oak Bay Avenue and East Bay Street (Bay and Shakespeare to Shelbourne).”;
  - (g) by repealing Map 28: North Park Strategic Directions and replacing it with a new Map 28: North Park Strategic Directions, attached to this Bylaw in Schedule 7;
  - (h) by repealing sections 21.19 and 21.20 in their entirety and replacing it with the following new sections:

**“21.19 Vision in the citywide context includes:**

- 21.19.1 Location of citywide recreation facilities at Crystal Pool, Royal Athletic Park, and the Save On Foods Memorial Centre.
- 21.19.2 Areas west of Quadra Street and fronting Pandora Avenue identified as a mixed use residential area within the Downtown Core Area.
- 21.19.3 Southern portion of the neighbourhood along Pandora Avenue identified for higher density mixed use development in the Downtown Core Area.
- 21.19.4 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.



- 21.19.5 Significant commercial area at North Park Village.
- 21.19.6 Significant cluster of heritage buildings along and near Quadra Street.
- 21.19.7 Light industrial (artisan and maker space) area along North Park Street between Quadra and Cook Streets.

**21.20 Strategic directions include:**

- 21.20.1 Renew citywide recreational facilities at Crystal Pool and Royal Athletic Park and explore opportunities for diverse public uses.
  - 21.20.2 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.
  - 21.20.3 Support the evolution of North Park Village as a complete Large Urban Village with housing options, diverse commercial and services for daily needs, and new public spaces.
  - 21.20.4 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.
  - 21.20.5 Establish a high density mixed use area along Pandora Avenue that responds to the surrounding skyline of visually prominent heritage landmarks.
  - 21.20.6 Enhance pedestrian connections with Downtown and the Douglas Street rapid transit corridor.
  - 21.20.7 Continue to examine opportunities for the introduction of a central community space that serves the neighbourhood.”;
- (i) by repealing Map 29: Oaklands Strategic Directions and replacing it with a new Map 29: Oaklands Strategic Directions, attached to this Bylaw in Schedule 8; and
  - (j) by adding the following immediately after section 21.22.7:
    - “21.22.8 In future local area planning, consider diverse housing options along and near the Cook Street Corridor to support sustainable mobility and housing objectives.”.

- 8** The OCP Bylaw is further amended in Schedule A, Appendix A: Development Permit Areas and Heritage Conservation Areas as follows:

- (a) by repealing Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas and replacing it with a new Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas, attached to this Bylaw in Schedule 9;
- (b) by repealing Map 35: DPA 3 (HC): Core Mixed-Use Residential and replacing it with a new Map 35: DPA 3 (HC): Core Mixed-Use Residential, attached to this Bylaw in Schedule 10;
- (c) by repealing Map 39: DPA 5: Large Urban Villages and replacing it with a new Map 39: DPA 5: Large Urban Villages, attached to this Bylaw in Schedule 11;
- (d) within DPA 5: Large Urban Villages, at section 5(b)(v), by striking out “Quadra Village Design Guidelines (1998)” and replacing with “General Urban Design Guidelines (2022)”;
- (e) by repealing Map 47: DPA 5: Large Urban Villages – Quadra Village and replacing it with a new Map 47: DPA 5: Large Urban Villages – Quadra Village, attached to this Bylaw in Schedule 12;
- (f) by repealing Map 49: DPA 6B (HC): Small Urban Villages Heritage and replacing it with a new Map 49: DPA 6B (HC): Small Urban Villages Heritage, attached to this Bylaw in Schedule 13;
- (g) within DPA 6B (HC): Small Urban Villages Heritage, by repealing section 5 in its entirety, and replacing it with the following new section 5:

“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.
- › City of Victoria Heritage Program Sign & Awning Guidelines (1981).
- › Guidelines for Fences, Gates and Shutters (2010).”;

- (h) within DPA 16: General Form and Character, at Section 2(b)(i)(1)(A), by adding the following items to the list immediately after “DPA 14, Cathedral Hill Precinct”:

“DPA 16A, General Urban Design  
DPA 17 (HC), North Park Village and District”; and

(i) by adding immediately after HCA 2: Robert Street Heritage Conservation Area the contents of Schedule 14, Schedule 15, Schedule 16, and Schedule 17 attached to this Bylaw.

9 The OCP Bylaw is further amended in Schedule A, Appendix B: Glossary of Terms, by inserting the following new definition immediately after the definition for "Landmarks":

"Light Industrial: 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."

**Commencement**

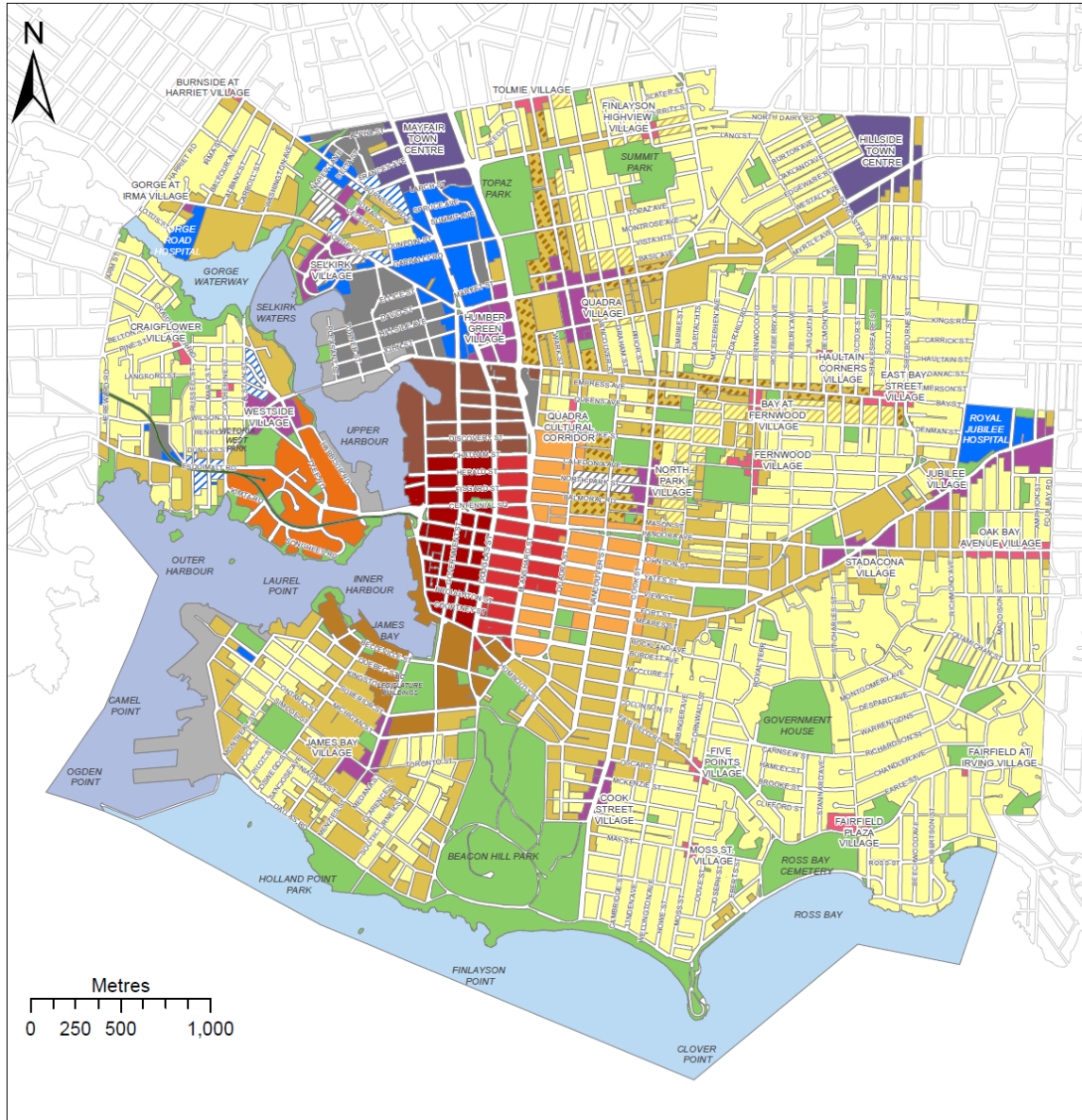
10 This Bylaw comes into force forty-five days after the date of adoption.

READ A FIRST TIME the	<b>23<sup>rd</sup></b>	day of	<b>June</b>	2022
READ A SECOND TIME the	<b>23<sup>rd</sup></b>	day of	<b>June</b>	2022
Public hearing held on the		day of		2022
READ A THIRD TIME the		day of		2022
ADOPTED on the		day of		2022

CITY CLERK

MAYOR

# Schedule 1

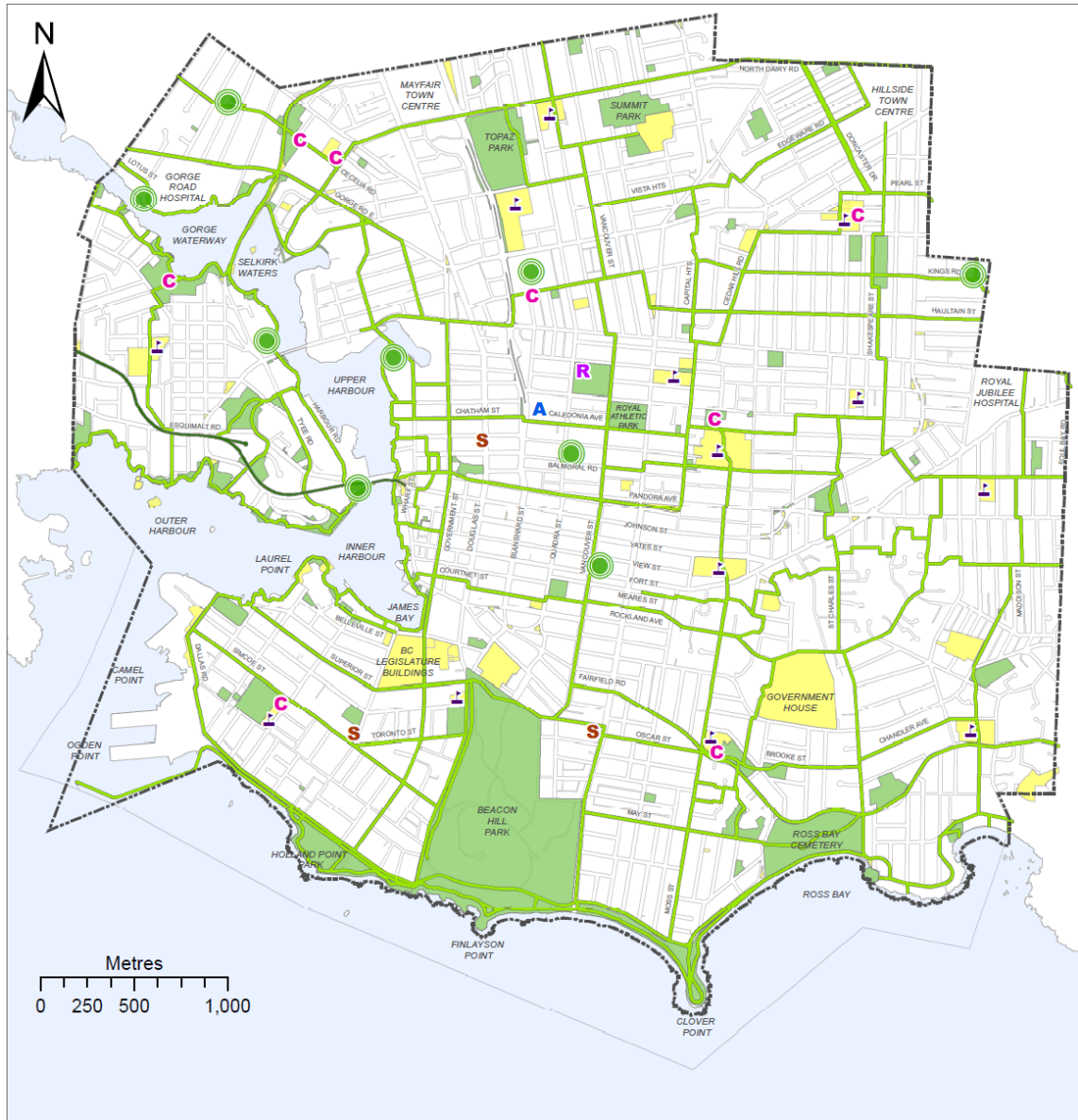


## MAP 2 Urban Place Designations







- 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.

Schedule 2



## 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.

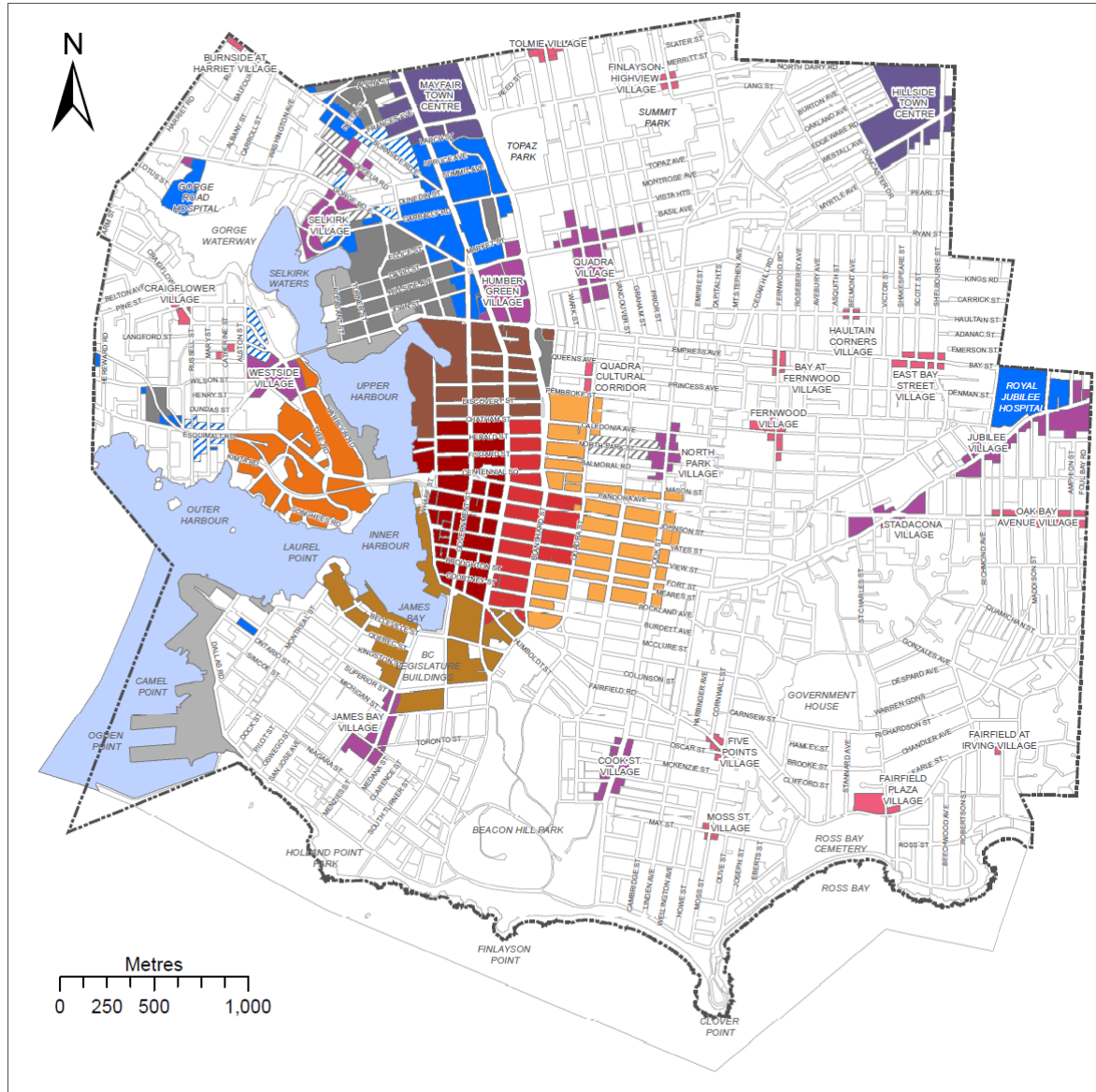
**Open Space:** Land that is generally publicly-accessible, other than City parks. Includes private lands, public lands and other City-held property, such as greens and street rights of way.

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

Schedule 3

MAP 14

Employment Lands

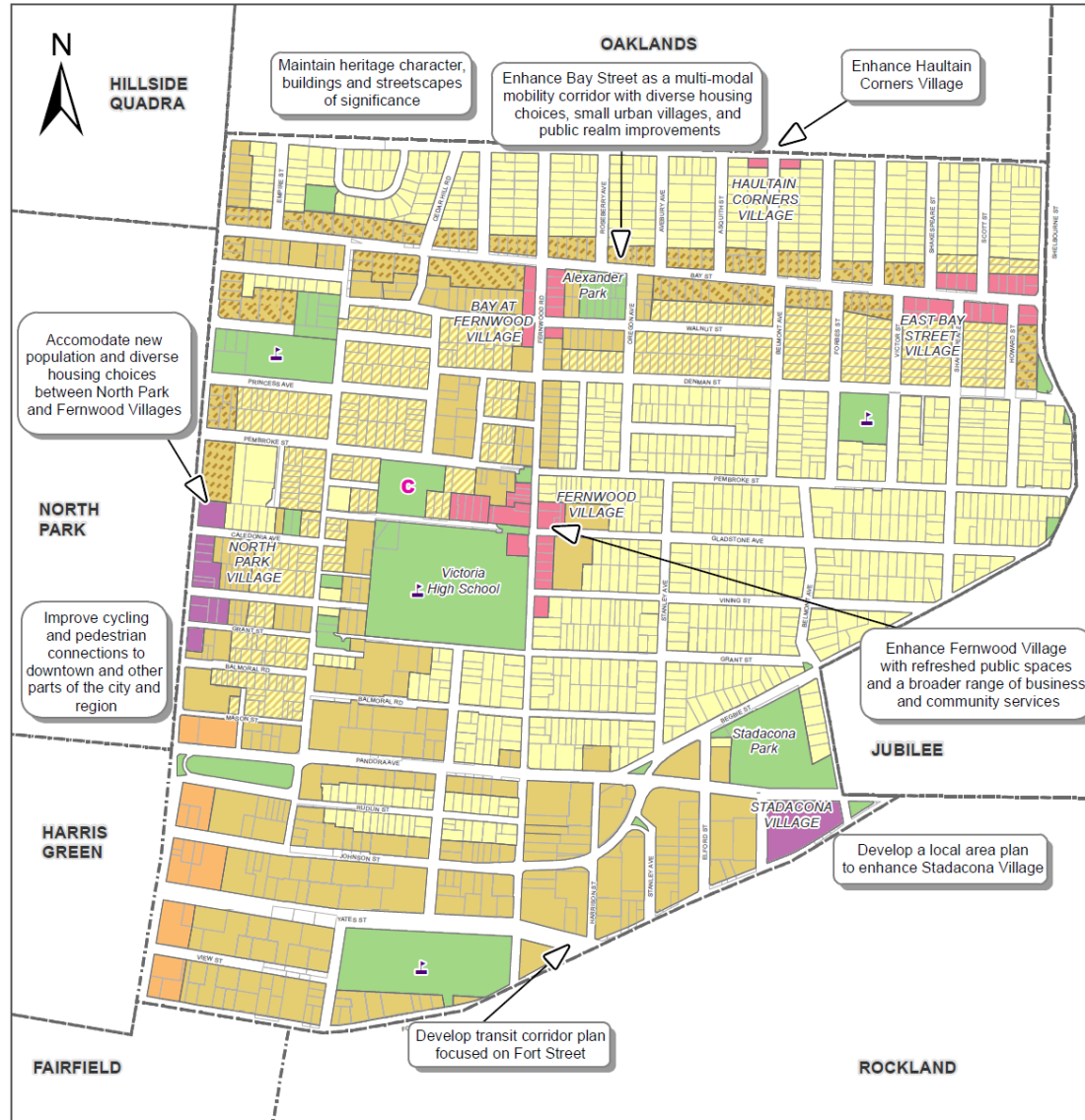


- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Industrial Employment
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Marine - Harbour
- Employment-Residential
- Industrial Employment-Residential

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



Schedule 4



## MAP 22 Fernwood Strategic Directions

### Urban Place Designations\*

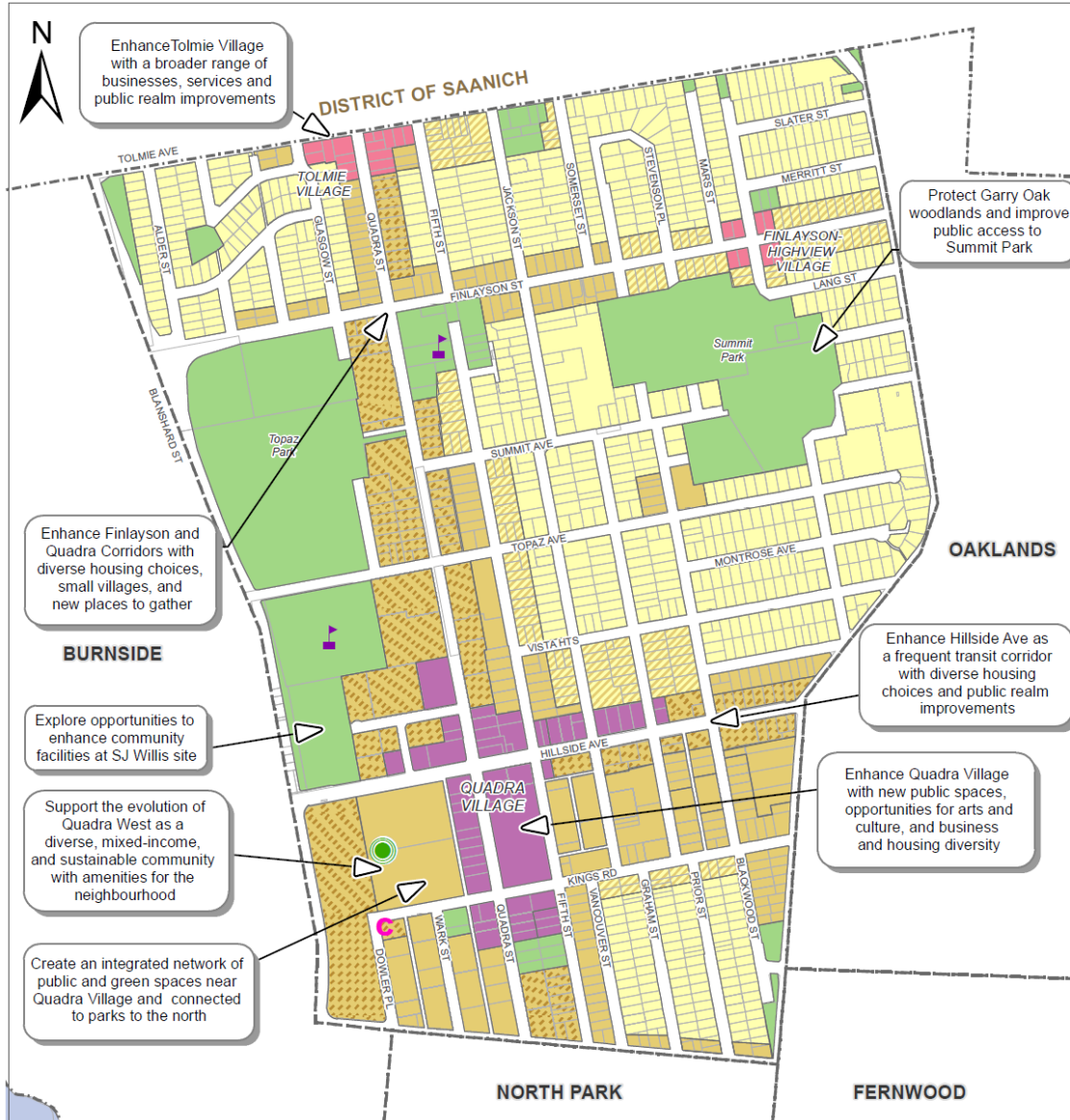
- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Housing Opportunity
- Traditional Residential
- Mixed Residential
- Public Facilities, Institutions, Parks and Open Space

### Public Facilities

- Existing Public School
- Community Centre

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

Schedule 5



# 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

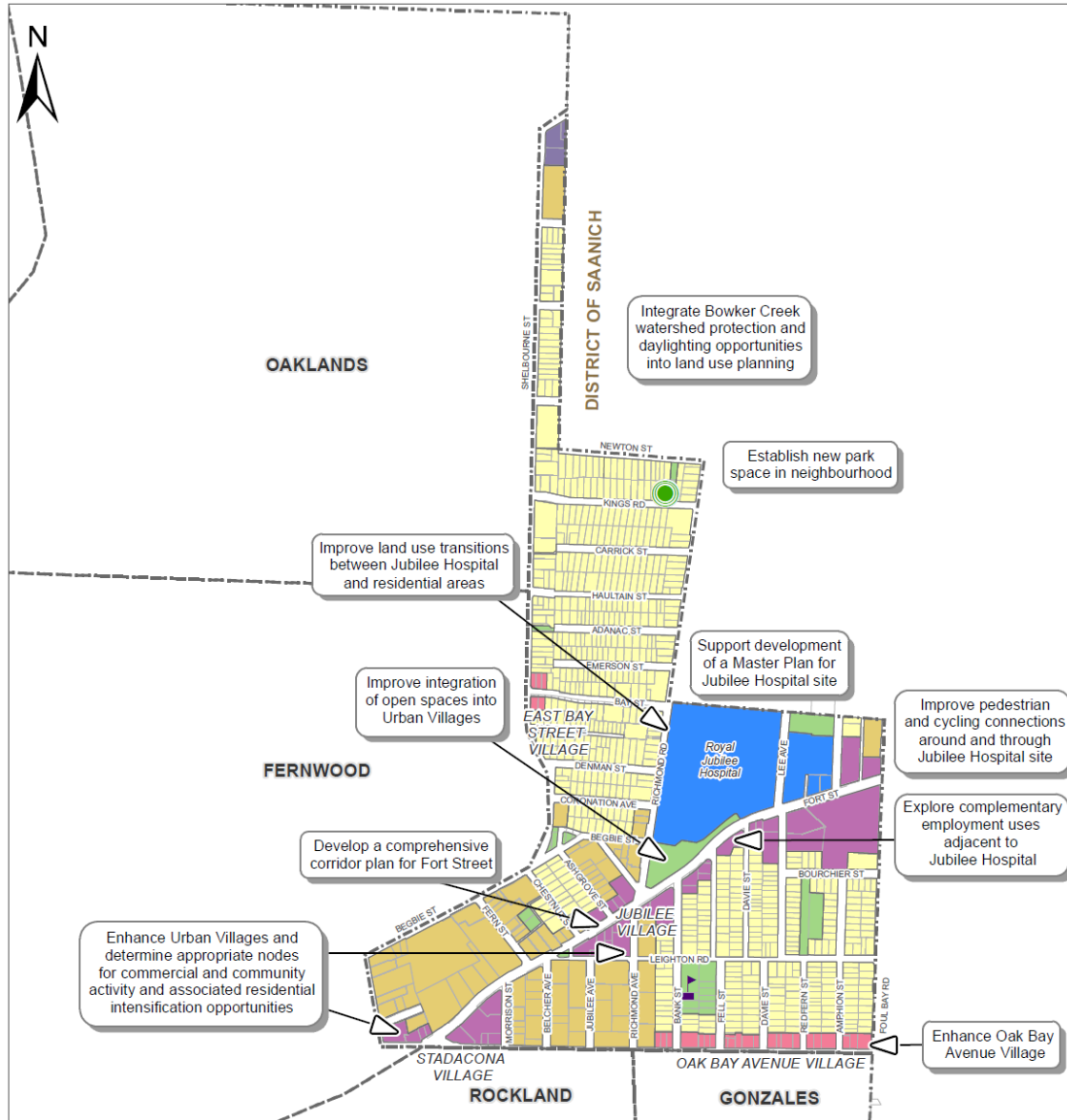
### Public Facilities

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

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



Schedule 6



## 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)

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

Schedule 7



# MAP 28

## North Park Strategic Directions

### Urban Place Designations\*

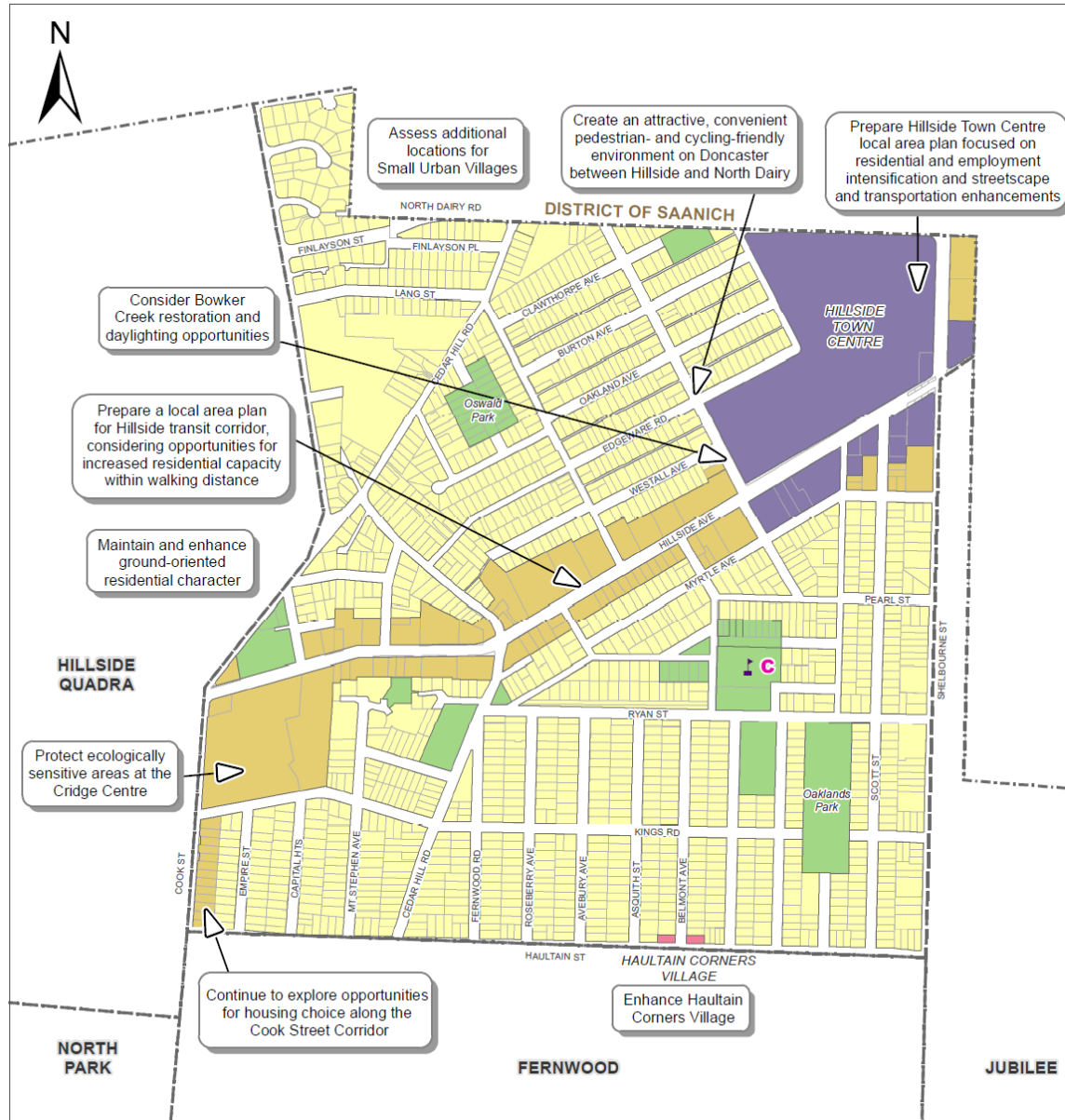
- Core Residential
- Light Industrial Employment with Limited Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Housing Opportunity
- Traditional Residential
- Mixed Residential
- Public Facilities, Institutions, Parks and Open Space

### Public Facilities

- Proposed Park (approximate location)

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

Schedule 8



# 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

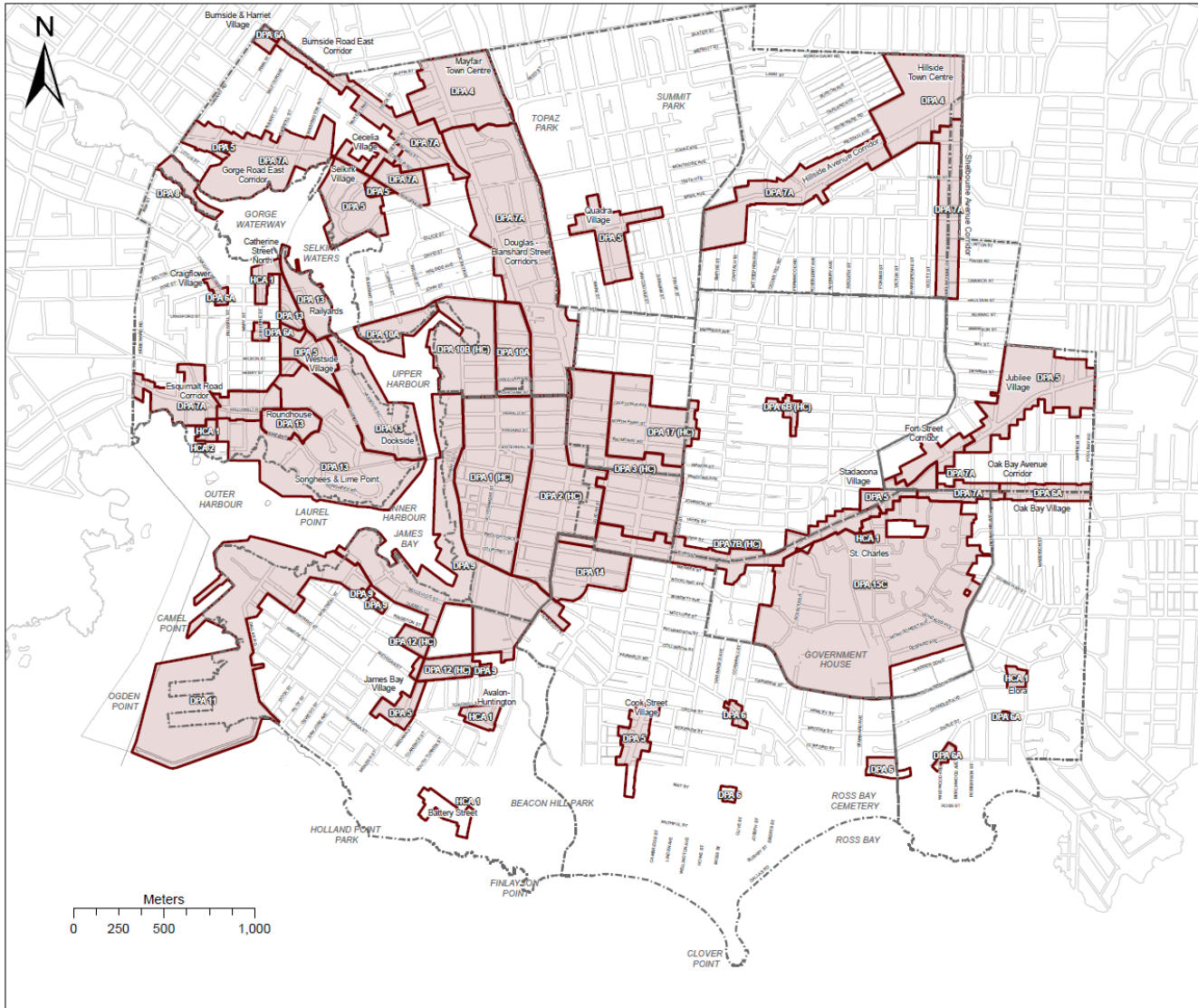
### Public Facilities

- Existing Public School
- Community Centre

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

Schedule 9

Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas



## 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:

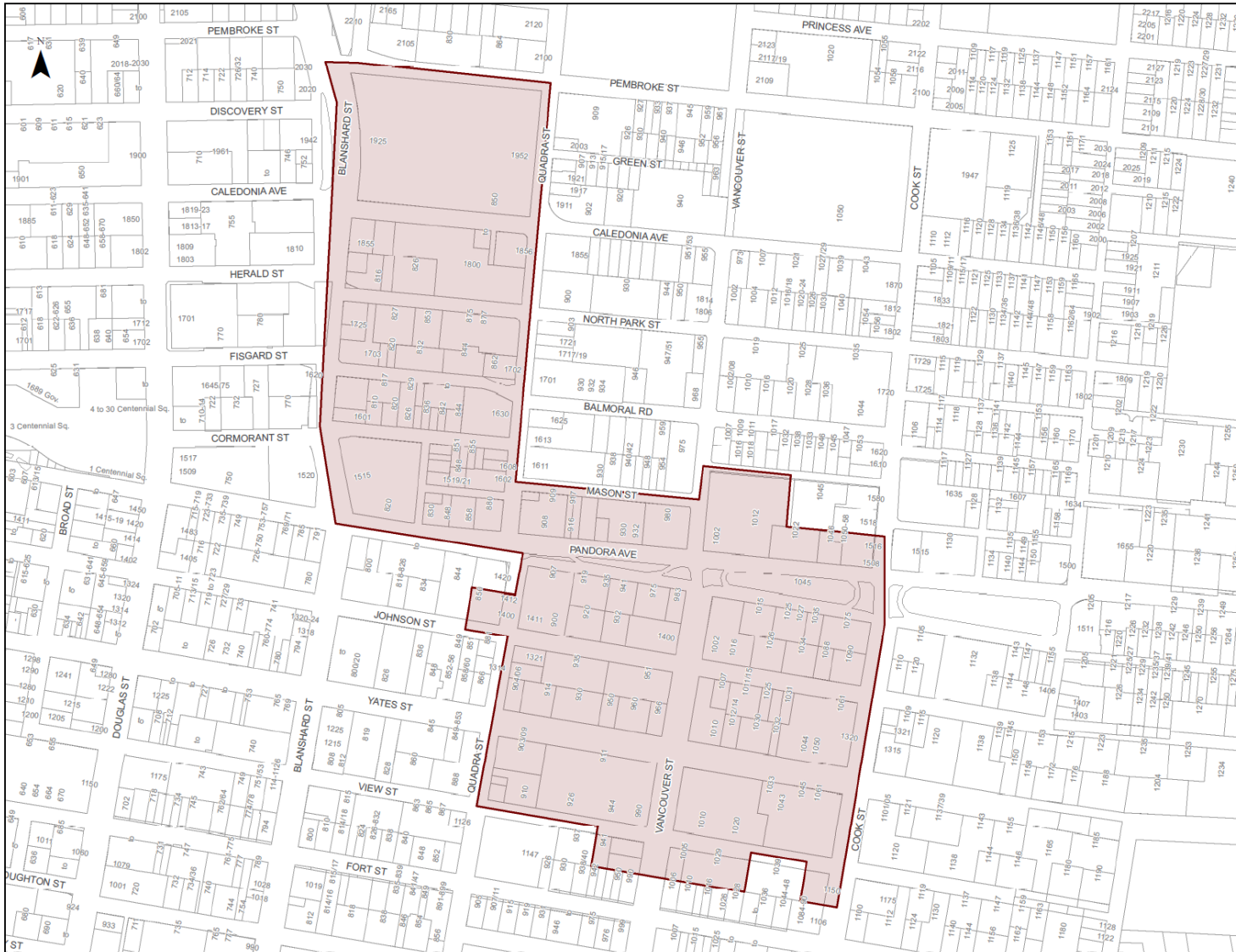
- DPA 15A: Intensive Residential Small Lot
- DPA 15B: Intensive Residential Panhandle Lot
- DPA 15D: Intensive Residential Duplex
- DPA 15E: Intensive Residential Garden Suites
- DPA 16: General Form and Character

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



# Schedule 10

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



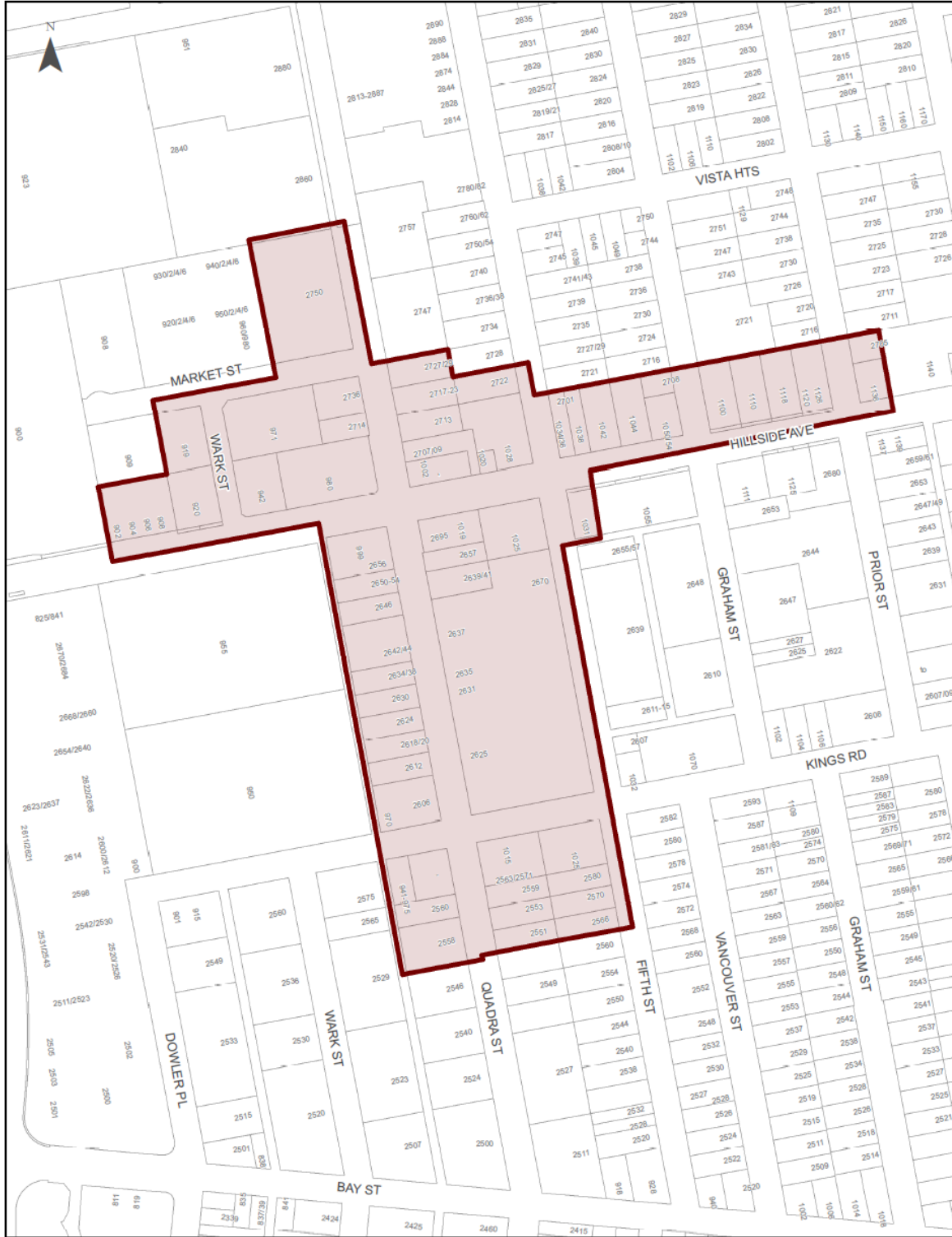
## Schedule 11

### Map 39: DPA 5: Large Urban Villages



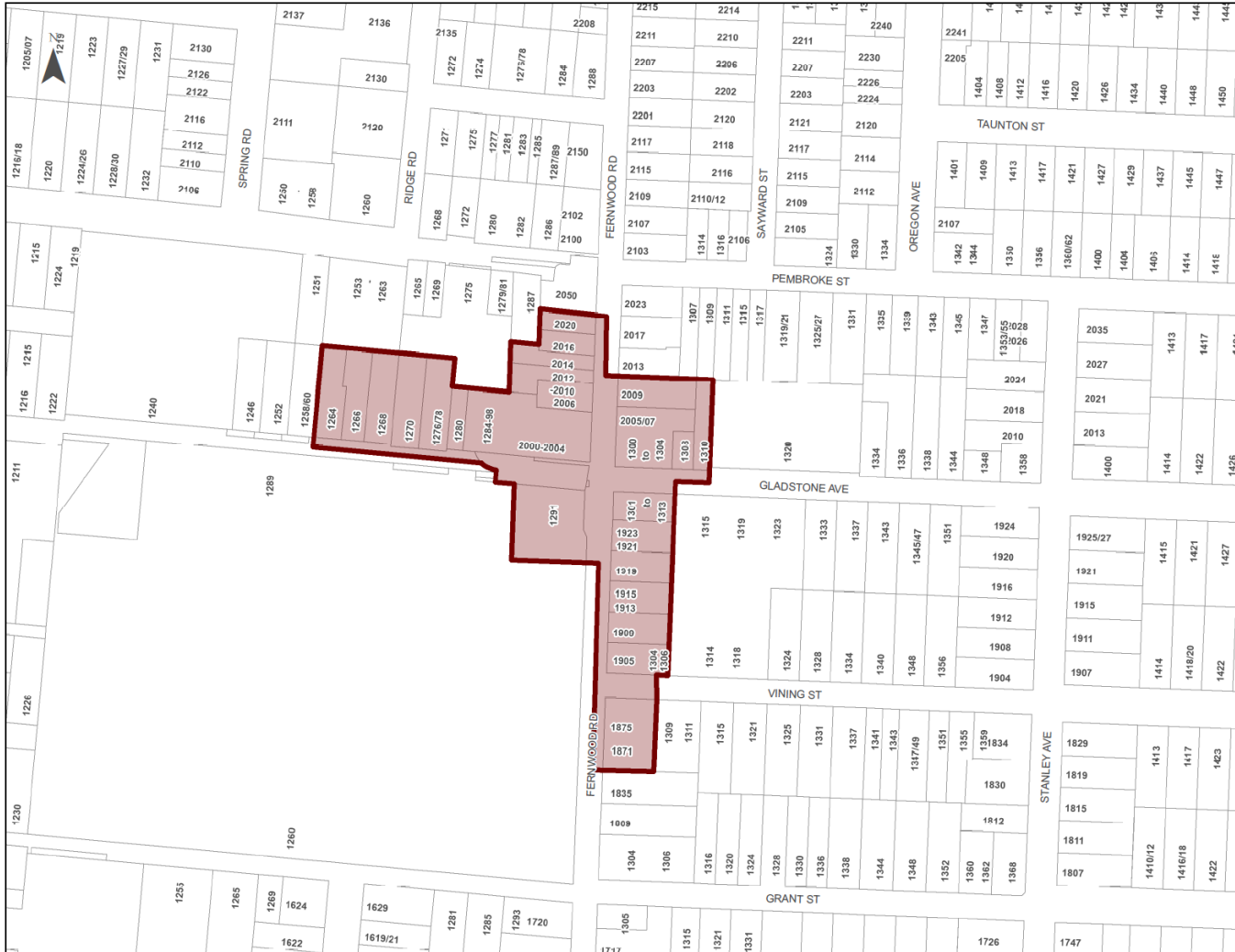
# Schedule 12

## Map 47: DPA 5: Large Urban Villages – Quadra Village



Schedule 13

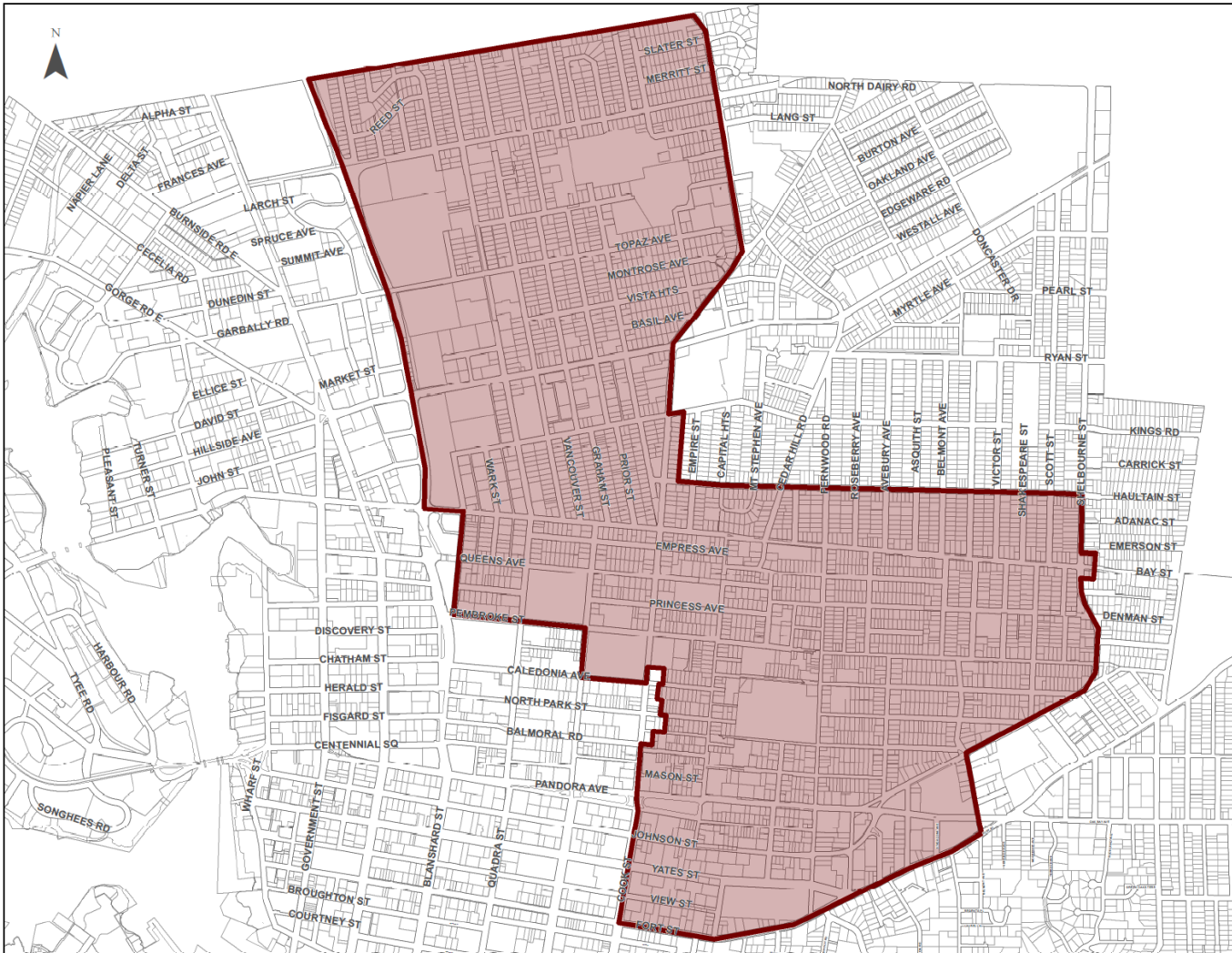
Map 49: DPA 6B (HC): Small Urban Village Heritage





Schedule 14

Map 76: DPA 16A – General Urban Design



## Schedule 15

### 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, 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 16A, 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; or  
 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;  
 DPA 15E, Intensive Residential – Garden Suites; or  
 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; or

(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 9.2m<sup>2</sup>.

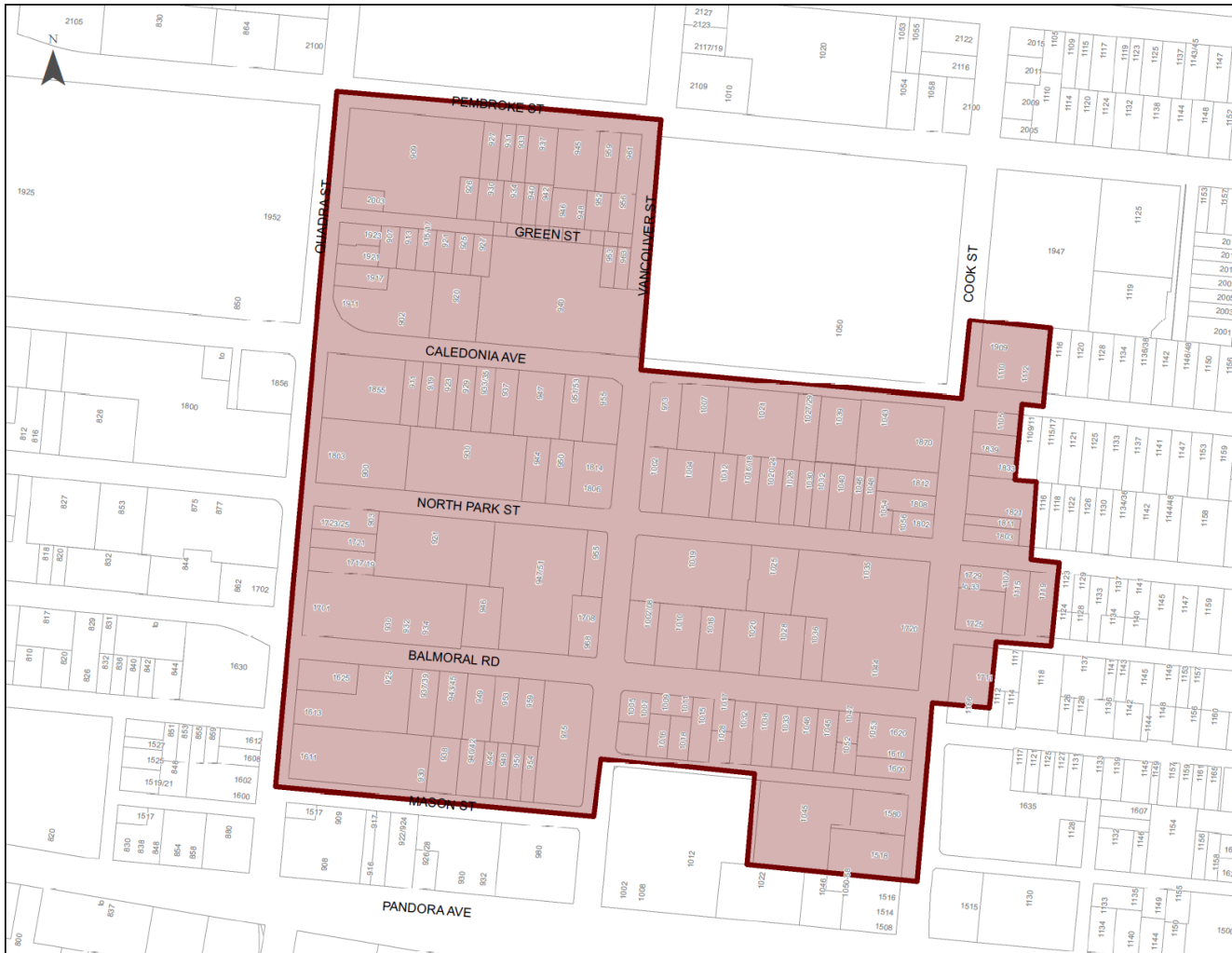
3. The special conditions that justify this designation include:

- (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 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) These Guidelines are to be considered and applied for Development Permits:
    - › General Urban Design Guidelines (2022).
    - › Guidelines for Fences, Gates and Shutters (2010).

# Schedule 16

## Map 77: DPA 17 (HC): North Park Village and District



## Schedule 17

### DPA 17 (HC): NORTH PARK VILLAGE AND DISTRICT

1. Pursuant to Section 488 (1) (d), (f), (h), (i), and (j) and 614 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 the North Park neighbourhood is characterized by a significant residential district, evolving urban village and employment land on the edge of the Downtown Core Area, a regional commercial and employment district. 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).