



Official Community Plan

JULY 2012

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Publishing Information

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Disclaimer:	This is a consolidated Bylaw prepared by the City of Victoria for convenience only. The City does not warrant that the information contained in this consolidation is current. It is the responsibility of the person using this consolidation to ensure that it accurately reflects current Bylaw provisions.
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Official Community Plan – Summary of Amendments

Date of Amendment	Bylaw No.	Description
August 30, 2012	Bylaw No. 12-066	Addition of 35 and 39 Gorge Road East to Development Permit Area 7A: Corridors
October 11, 2012	Bylaw No. 12-065	Amend Appendix A: Development Permit Areas and Heritage Conservation Areas to correct a clerical error and to better define the boundaries of certain Development Permit Areas and Heritage Conservation Areas
November 25, 2012	Bylaw No. 12-072	Amend Appendix A: Development Permit Areas and Heritage Conservation Areas and Appendix B: Glossary of Terms to correct clerical text and mapping errors, to better define the boundaries of certain Development Permit Areas and Heritage Conservation Areas, to better define the application of and exemptions to development permit requirements, to add further guidelines, and to add further definitions
July 11, 2013	Bylaw No. 13-025	Change the Urban Place Designation for 626 Gorge Road East to Urban Residential
May 22, 2014	Bylaw No. 14-021	Amend Appendix A: Development Permit Areas and Heritage Conservation Areas to reference the <i>Fisherman's Wharf Plan Design Guidelines</i> , 2014, in Development Permit Area 11, James Bay and Outer Harbour
July 24, 2014	Bylaw No. 14-007	Change the Urban Place Designation for 1802 Chambers Street and 1147-1163 North Park Street to Urban Residential
February 12, 2015	Bylaw No. 14-103	Amend Appendix A: Development Permit Areas and Heritage Conservation Areas to remove guidelines that apply to development in Development Permit Area 2(HC): Core Business
March 12, 2015	Bylaw No. 15-009	Amend Appendix A: Development Permit Areas and Heritage Conservation Areas to exempt subdivision applications that are consistent with the <i>Capital Park Urban Design Guidelines, January 2015</i> (CPUDG) from the requirement for a Development Permit and to reference the <i>Capital Park Urban Design Guidelines, January 2015</i> (CPUDG) in Appendix A: Development Permit Area 12 (HC), Legislative Precinct
April 16, 2015	Bylaw No. 15-002	Change the Urban Place Designation for 1521 and 1531 Elford Street from Traditional Residential to Urban Residential
April 16, 2015	Bylaw No. 15-017	Amend Appendix A: Development Permit Areas and Heritage Conservation Areas to specify additional conditions under which a Development Permit or Heritage Alteration Permit is not required for rain water management under certain conditions
June 11, 2015	Bylaw No. 15-032	Amend Appendix A: Development Permit Areas and Heritage Conservation Areas to reference the revised Roundhouse Design Guidelines 2008 (revised 2015)
October 1, 2015	Bylaw No. 15-065	To exempt the subdivision of land in specific Development Permit Areas and Heritage Conservation Areas from the requirement to obtain a development permit or heritage alteration permit, and to correct typographical and clerical errors.

July 14, 2022	Bylaw No. 22-055	To support the implementation of 2022 neighbourhood plans and their objectives related to residential and commercial development.
<u>TBD</u>	<u>Bylaw No. 22-044</u>	<u>To support the development of “missing middle housing” forms in Traditional Residential Urban Place Designations.</u>

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- 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.~~
- 6.1.5.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.
- 6.1.6 **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.
- 6.1.6.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.
- 6.1.7 **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.
- 6.1.8 **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.
- 6.1.9 **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.
- 6.1.10 **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:

Designation	Built Form	Place Character Features	Uses	Density
Public Facilities, Institutions, Parks and Open Space	Public buildings prominently sited in landscaped open space and formal grounds with variable heights. Recreational, institutional, educational buildings and structures within open space.	Variable with landmark buildings and open spaces deployed across the city, serving as local, city-wide, regional or provincial destinations.	Government office, administration and ceremonial uses. Accessory residential uses. Recreational uses. Institutional uses including education, health and research, culture, and assembly. Accessory 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.	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.
Traditional Residential	Ground-oriented buildings up to two storeys. 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. 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.	Houses with front and rear yards, with variable setbacks, oriented to face the street. Variable landscaping and street tree planting. Small apartments and local retail stores along arterial and secondary arterial roads, at intersections, and pre-existing in other locations. On-street parking and individual driveways.	Ground-oriented residential including single, duplex and attached dwellings. House conversions. Accessory residential such as secondary suites and garden suites Freestanding commercial at the intersection of major roads. Low-rise multi-unit residential and mixed-use along arterial and secondary arterial roads. Home occupations. Limited local-serving commercial uses considered in limited locations identified in neighbourhood plans.	Total floor space ratios up to approximately 1:1. 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.

Designation	Built Form	Place Character Features	Uses	Density
<u>Traditional Residential</u>	<u>Missing middle housing and other ground-oriented buildings up to three storeys as supported by City policy.</u> <u>Multi-unit buildings up to three storeys as supported by City policy.</u>	<u>Houses with front and rear yards, with variable setbacks, oriented to face the street.</u> <u>Variable landscaping, boulevard, and street tree planting.</u> <u>Small apartments and retail stores as supported by City policy including local area plans.</u> <u>On-street parking, collective access to off-street parking, and individual driveways.</u>	<u>Residential, including missing middle housing, ground-oriented multi-unit, attached, duplex, and single detached dwelling buildings, as well as accessory residential, such as secondary suites, lock-off suites, and garden suites.</u> <u>Low-rise multi-unit residential and mixed-use along arterial and secondary arterial roads, and as identified in City policy including local area plans.</u> <u>Freestanding commercial at the intersection of major roads, and as identified in City policy including local area plans.</u> <u>Home occupations.</u>	<u>Total floor space ratios up to approximately 1.1:1.</u> <u>Additional density may be considered where appropriate in certain limited areas, as identified in City policy including local area plans.</u>
Mixed Residential	Ground-oriented buildings and low-rise, multi-unit buildings that may generally range from three to five storeys, depending on site conditions and context. Forms that provide a transition between Traditional Residential and higher densities, while providing opportunities for diverse housing types and tenures.	Variable yard setbacks with primary doorways facing the street. Variable front yard landscaping, boulevard and street tree planting. On-street parking and collective driveway access to rear yard or underground parking.	Mix of residential forms, including those described for Traditional Residential, in addition to low-rise apartment forms. Limited local-serving commercial may be considered. Home occupations.	Total floor space ratios of approximately 1.6:1. Flexibility in height and density may be considered to encourage diverse housing types and tenures.

URBAN AND TRADITIONAL RESIDENTIAL

- 6.21 For areas designated Traditional Residential, consider new development, infill, and redevelopment consistent with the density and use ranges established in this ~~plan and related City policy. 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].
- 6.22 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:
- 6.22.1 within 200 metres of the Urban Core; or
 - 6.22.2 within 200 metres of Town Centres or Large Urban Villages; or
 - 6.22.3 along arterial or secondary arterial roads
- [SEE ALSO POLICY 6.3]

EMPLOYMENT LANDS

- 6.23 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

- 6.24 Support marine-related industry, water-borne transport, marine air transportation, and tourism activities in Victoria Harbour by:
- 6.24.1 Limiting new residential development on lands immediately adjacent to the Upper Harbour south of the Point Ellice Street Bridge and north of Swift Street;
 - 6.24.2 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,
 - 6.24.3 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.

- 6.25 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.
- 6.26 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.
- 6.27 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

- 6.28 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].
- 6.29 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.
- 6.30 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.
- 6.31 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].

MARKET RENTAL HOUSING

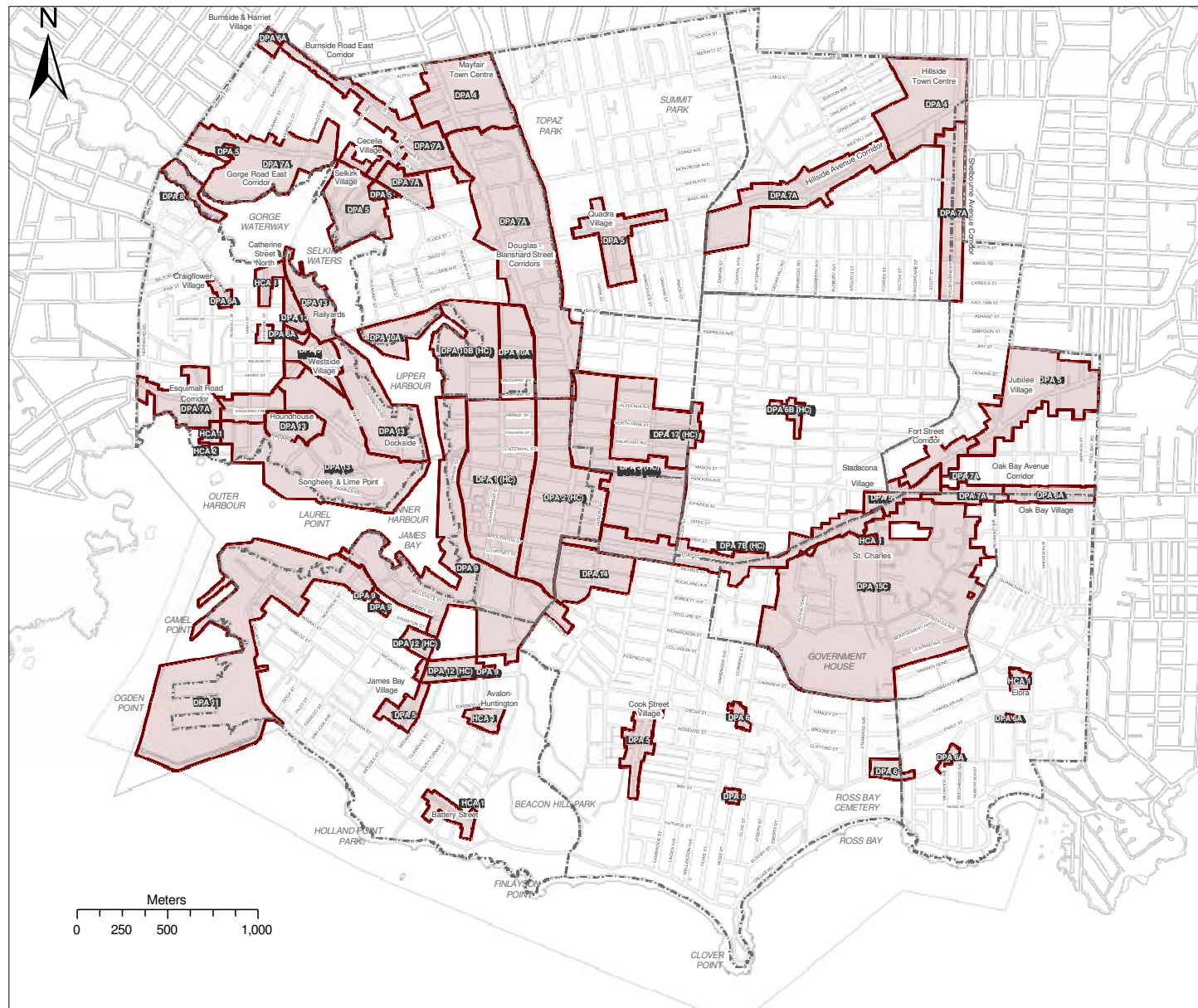
- 13.23 Support the retention of existing rental units in buildings of four units or more by considering higher density redevelopment proposals on these sites only if, as a voluntary amenity:
 - 13.23.1 The same number of rental self-contained dwelling units is maintained on-site, and the general rent level identified, through a housing agreement; or,
 - 13.23.2 An equivalent cash in-lieu contribution is made to the City's Housing Fund.
- 13.24 Support the regeneration or redevelopment of older ground-oriented rental and cooperative housing developments by considering higher density redevelopment proposals on these sites if the same number, size, and tenure of units is maintained on-site, and the general rent level identified.
- 13.25 For buildings with four units or more, conversions of rental units to stratified units are generally not supported when the vacancy rate as provided by Canada Mortgage and Housing Corporation for Greater Victoria is at 4% or lower for a period of two consecutive years.
- 13.26 For strata-title conversion applications for buildings with four rental units or more, continue to support relocation and housing security for tenants through development of a Tenant Plan as detailed in the City's Residential Strata Titling Policy.
- 13.27 During consideration of rezoning applications for new strata-title developments of four units or more, continue to promote housing agreements and covenants that ensure opportunity for use of all units as rental units within strata bylaws.
- 13.28 Develop strategies to support the ongoing upgrade and regeneration of the city's rental housing stock, including strategies to address tenant housing security, as part the review and update of the City's Comprehensive Housing Strategy.
- 13.29 Encourage senior governments to continue programs to assist landlords with residential upgrades and rehabilitation to upgrade the existing rental housing stock.
- 13.30 Advocate to senior levels of government to review taxation-related barriers and disincentives and establish programs to promote and facilitate the development of new private sector rental units.
- 13.31 Continue to maintain policies and regulations that increase rental housing choice such as residential secondary suites, garden suites and forms of shared accommodation.

OWNERSHIP HOUSING

- 13.32 Support increased affordable home ownership through policies and regulations that permit additional, on-site residential rental units in primary structures or in accessory buildings, in accordance with the Zoning Bylaw.
- 13.33 Explore opportunities for self-contained **lock-off suites** in multi-residential and mixed-use developments.
- 13.34 Promote a diversity of housing types to create more home ownership options ~~such as multi-unit developments, the creation of small residential lots, street-oriented fee simple row houses and other housing forms~~ consistent with the guidelines in Figure 8.
- 13.35 Work with a range of partners, including senior levels of government and the private sector, to support and pilot innovative approaches that facilitate more affordable home ownership housing.

ADDRESSING HOMELESSNESS

- 13.36 Develop a **Housing First** approach through the review and update of the City's Comprehensive Housing Strategy that supports the efforts of public, private and non-profit agencies to break the cycle of mental illness, substance abuse and homelessness.
- 13.37 Continue to work with coordinated community and regional efforts to end homelessness and enable stable housing with support services for people who are homeless or at-risk-of-homelessness, within the limits of the City's mandate and resources.
- 13.38 Continue to advocate to all senior levels of government and public agencies in favour of integrated services, other supports and housing for people who are homeless or at-risk-of-homelessness.
- 13.39 Work with senior governments, the health authority, the private sector and community organizations to provide access to essential services and facilities that meet people's basic needs, including those necessary to maintain public and personal health, such as emergency shelters, drop-in centres, public toilets, drinking water, and food services.

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 15F: Missing Middle Housing~~
- 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.

Map 32A: Composite Map of Attached Residential Development Permit Areas

**TO BE
REPEALED:**

MAP 32A

**COMPOSITE MAP OF
ATTACHED RESIDENTIAL-
DEVELOPMENT
PERMIT AREAS**

DPA-15F: Intensive Residential —
Attached Residential Development

DPA 15C: INTENSIVE RESIDENTIAL – ROCKLAND

1. Pursuant to Section 919.1 (1) (e) of the Local Government Act, the area that is shaded and circumscribed by solid lines in Map 72 is designated as Development Permit Area DPA 15C, Intensive Residential – Rockland, for the purpose of establishment of objectives for the form and character of intensive residential development.
2. Application and Exemptions:
 - (a) In this area, “Intensive Residential – Rockland Development” means construction of, addition to or alteration of an attached dwelling or semi-attached dwelling.
 - (b) Development Permits are required for Intensive Residential – Rockland 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.
 - (c) Specific Exemptions for DPA 15C, Intensive Residential – Rockland
 - (i) A Development Permit is not required for:
 - (1) development that is not Intensive Residential – Rockland Development;
 - (2) residential single-family dwellings and their accessory buildings and structures;
 - (3) a house conversion as defined in the Zoning Bylaw as amended from time to time;
 - (4) house conversion;
 - (5) additions to or alterations to an attached dwelling or semi-attached dwelling that does not result in an increase in the number of dwelling units contained within that attached dwelling or semi-attached dwelling;
 - (6) multi-family residential development, other than an attached dwelling;
 - (7) duplexes, other than a semi-attached dwelling;
 - (8) commercial or industrial development; or
 - ~~(9)~~ (9) development for which a Development Permit is required, not exempt, and has been applied for under DPA 15F: Missing Middle Housing.
3. The special conditions that justify this designation include:
 - (a) The Rockland neighbourhood has a strong neighbourhood identity and unique sense of place due to the collection of mansions, the presence of significant heritage buildings, extensive gardens, urban design that relates to the neighbourhood’s rocky topography and the abundance of landmarks that include the Craigdarroch Castle, Government House and the Rockland Water Tower.
 - (b) The Traditional Residential areas of Rockland permit attached and semi-attached dwelling units. These land uses must be built side by side to provide direct access to the outside at grade level. This results in a more intensive form of residential development that may impact the large lot character of Rockland, covering a higher percentage of sites with buildings and structures.
4. The objectives that justify this designation are:
 - (a) To accommodate 10% of Victoria’s anticipated population 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 integrate more intensive residential development in the form of attached and semi-attached dwellings within the Rockland neighbourhood in a manner that preserves architectural integrity and established neighbourhood character.
 - (c) To retain the large lot character of Rockland.
 - (d) To achieve a high quality of architecture in the design of new attached and semi-attached dwellings, as well as a high quality of landscape and urban design to enhance the neighbourhood.
5. Guidelines:

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

 - › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - › Design Guidelines for Attached and Semi-Attached Dwellings in the Rockland Neighbourhood (2011).

DPA 15D: INTENSIVE RESIDENTIAL – DUPLEX

1. Pursuant to Section 919.1 (1) (e) of the Local Government Act, the entire City is designated as Development Permit Area DPA 15D, Intensive Residential – Duplex, for the purpose of establishment of objectives for the form and character of intensive residential development.
2. Application and Exemptions:
 - (a) In this area, “Intensive Residential –Duplex Development” means:
 - (i) the subdivision of land zoned for two-family dwellings (duplex); or
 - (ii) construction of, addition to or alteration of a building or other structure on land zoned for two-family dwellings (duplex).
 - (b) Development Permits are required for Intensive Residential – Duplex 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.
 - (c) Specific Exemptions for DPA 15D, Intensive Residential Duplex:
 - (i) A Development Permit is not required for:
 - (1) development that is not Intensive Residential – Duplex Development;
 - (2) residential single-family dwellings and their accessory buildings and structures;
 - (3) lots where all contiguous properties contain existing multi-family (multi-unit) residential development;
 - (4) commercial, industrial or multi-family residential development;
 - (5) construction of, addition to or alteration of a building or other structure on land zoned for two-family dwellings (duplex) where such land was rezoned for two-family dwellings (duplex) on or before October 9, 1997;
 - (6) semi-attached dwellings for which a Development Permit is required, not exempt and has been applied for under DPA15C: Intensive Residential – Rockland;~~or~~
 - (7) development for which a Development Permit is required, not exempt, and has been applied for under DPA 15F: Missing Middle Housing; or
 - (7)(8) 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.

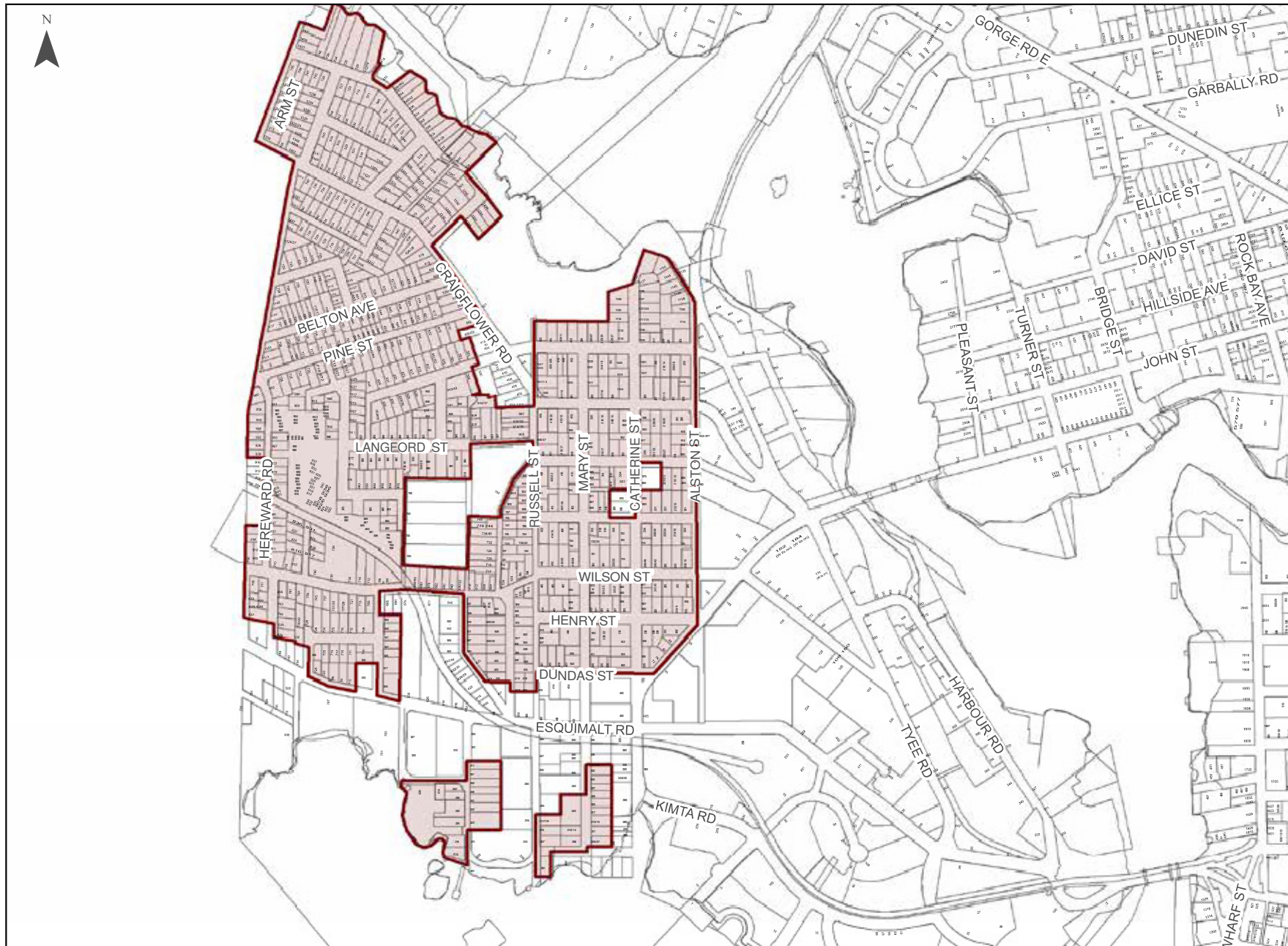
3. The special conditions that justify this designation are:
 - (a) Victoria’s Traditional Residential areas are primarily characterized by low density single-family dwellings.
 - (b) These neighbourhoods each have a unique sense of place, traditional scale and character.
4. The objectives that justify this designation include:
 - (a) To accommodate 10% of Victoria’s anticipated population 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 integrate more intensive residential development in the form of two-family dwellings (duplexes) within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods.
 - (c) To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a compatible scale and adaptive to the local contexts.
 - (d) To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.
 - (e) To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits: In Fairfield Neighbourhood (see Map 18):

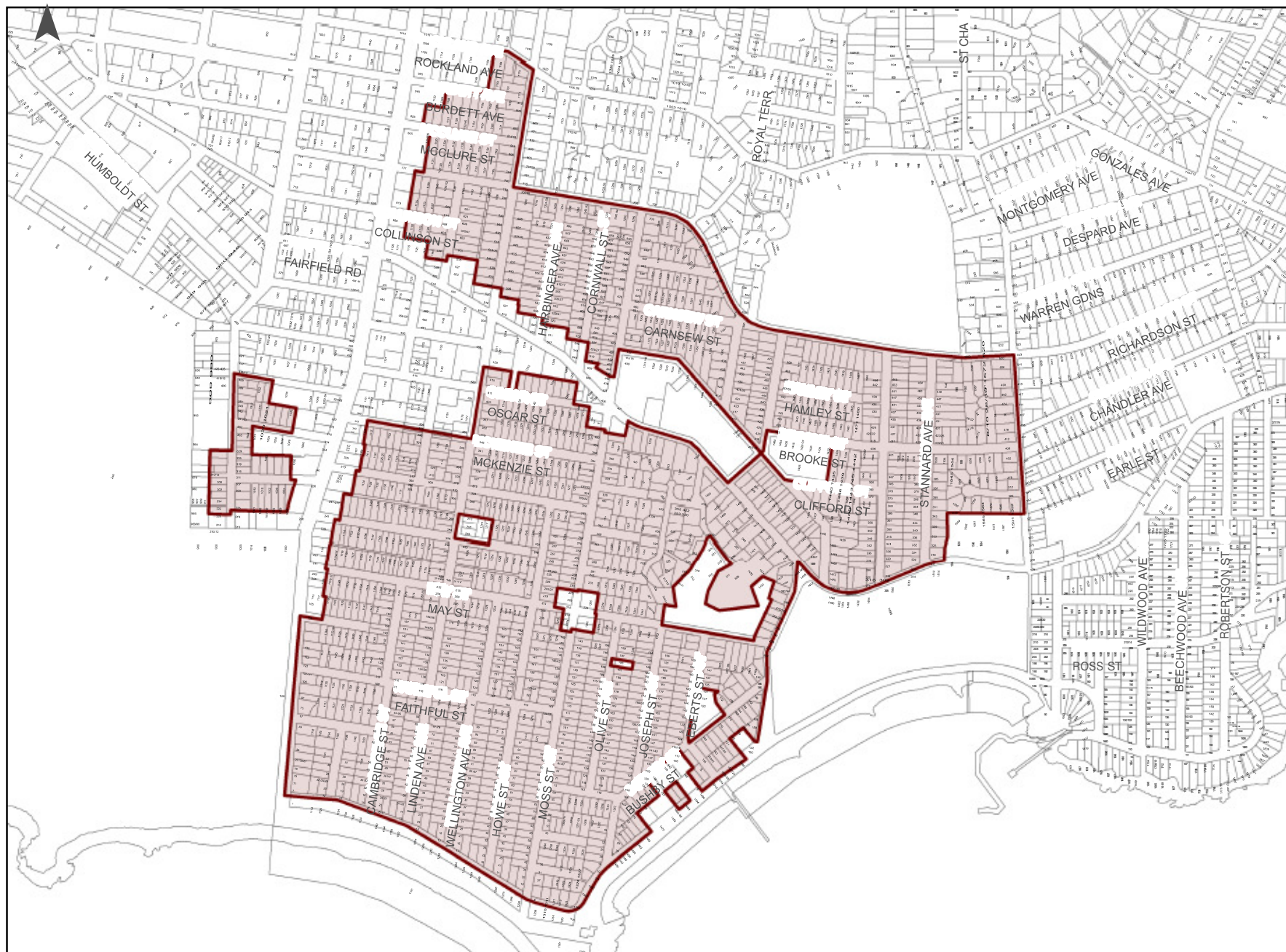
 - › Design Guidelines for Attached Residential Development: Fairfield Neighbourhood (2019).

In other parts of the city:

 - › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - › City of Victoria Neighbourliness Guidelines for Duplexes (1996).

Map 73: DPA-15F: Intensive Residential—Attached Residential Development (Victoria West) MAP TO BE REPEALED

Map 74: DPA 15F: Intensive Residential — Attached Residential Development (Fairfield)
 MAP TO BE REPEALED



DPA 15F: INTENSIVE RESIDENTIAL—ATTACHED RESIDENTIAL DEVELOPMENT

1.—Pursuant to Section 488 (1) (c) of the Local Government Act, the area that is shaded and circumscribed by solid lines on Map 72A is designated as Development Permit Area DPA 15F, Intensive Residential—Attached Residential Development, for the purpose of establishing objectives for the form and character of intensive residential development.

2.—Application and Exemptions:

(a)—In this area:

“Intensive Residential—Attached Residential Development” means construction of, addition to or alteration of a building, accessory structure or landscape on a lot which includes three or more attached, ground-oriented housing units.

(b)—Development Permits are required for Intensive Residential—Attached Residential 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:

(c)—Specific Exemptions for DPA 15F, Intensive Residential—Attached Residential Development:

(i)—A Development Permit is not required for:

- (1)—development that is not Intensive Residential—Attached Residential Development;
- (2)—residential single-family dwellings, including accessory dwelling units, and their accessory buildings and structures unless the single-family dwelling is located on a lot that also includes Intensive Residential Attached Residential Development;
- (3)—duplex development and their accessory buildings and structures unless the duplex is located on a lot that also includes Intensive Residential—Attached Development;
- (4)—house conversion;
- (5)—commercial or industrial development;
- (6)—alterations to landscaped areas which neither expand the extent of paved or impervious areas nor remove trees or shrubs which are shown in a previously approved Development Permit.

3.—The special conditions that justify this designation include:

- (a)—Victoria’s Traditional Residential areas are primarily characterized by low density, single-family dwellings.
- (b)—These neighbourhoods each have a unique sense of place, traditional scale and character.
- (c)—Attached residential development provides an opportunity to integrate other types of ground-oriented housing forms into neighbourhoods to provide more housing diversity.

4.—The objectives that justify this designation are:

- (a)—To accommodate 10% of Victoria’s anticipated population 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 integrate more intensive residential development in the form of ground-oriented attached residential development within Traditional Residential areas in a manner that respects the established character of the neighbourhoods.
- (c)—To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a compatible scale and adaptive to the local contexts.
- (d)—To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.
- (e)—To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for site planning and building designs that promote livability and provide sensitive transitions to adjacent developments.

5.—Guidelines:

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

In Victoria West Neighbourhood:

- › Design Guidelines for Attached Residential Development (2018), revised 2019.
- › Advisory Design Guidelines for Buildings, Signs and Awnings (1981).

In Fairfield Neighbourhood:

- › Design Guidelines for Attached Residential Development: Fairfield Neighbourhood (2019).

DPA 15F: MISSING MIDDLE HOUSING

1. Pursuant to Section 488 (1) (a), (e), and (i) of the Local Government Act, the entire city is designated as Development Permit Area DPA 15F, Missing Middle Housing, for the following purposes:

- (a) protection of the natural environment, its ecosystems and biological diversity,
- (b) establishing objectives for the form and character of intensive residential development, and
- (c) establishment of objectives to promote water conservation.

2. Application and Exemptions:

(a) In this area:

“Missing Middle Development” means construction of, addition to or alteration of a building, accessory structure or landscape on a lot which includes missing middle housing (housing in which:

(a) buildings are used or designed as two or more self-contained dwelling units, not counting accessory dwelling units, with at least half of the 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; or

(b) a single family dwelling is located on a lot with a building on the heritage register.);

(b) Development Permits are required for Missing Middle 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.

(c) Specific Exemptions for DPA 15F, Missing Middle Housing:

(i) A Development Permit is not required for:

- (1) development that is not Missing Middle Development;
- (2) residential single-family dwellings, including accessory dwelling units, and their accessory buildings and structures unless the single-family dwelling is located on a lot that also includes missing middle housing;
- (3) house conversion;
- (4) commercial or industrial development;

(5) alterations to landscaped areas which neither expand the extent of paved or impervious areas nor remove trees or shrubs which are shown in a previously approved Development Permit; and

(6) development of a property with an Urban Place Designation other than Traditional Residential.

3. The special conditions that justify this designation include:

- (a) Victoria's Traditional Residential areas are primarily characterized by low density dwellings.
- (b) These neighbourhoods each have a unique sense of place, traditional scale, and character.
- (c) Missing middle housing provides an opportunity to integrate other types of ground-oriented housing forms into neighbourhoods to provide more housing diversity.
- (d) Victoria's Traditional Residential areas play a vital role in the conservation of water, including the management and infiltration of rainwater.
- (e) The city's Traditional Residential areas play a critical role in hosting and facilitating the continued growth of much of the city's urban forest, which is instrumental to the resilience and flourishing of Victoria's ecosystems and biodiversity amidst a changing climate.
- (f) These areas contain properties with heritage value, and these properties may be permitted to add infill housing or additions on the same property.

4. The objectives that justify this designation are:

- (a) To accommodate 10% of Victoria's anticipated population 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 integrate more intensive residential development in the form of missing middle housing within Traditional Residential areas in a manner that respects the desirable characteristics of the natural and built environment in these areas.
- (c) To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a compatible scale and adaptive to the local contexts.
- (d) To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.
- (e) To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for site planning and building designs that promote livability and provide sensitive

transitions to adjacent developments.

(f) To promote water conservation, on-site rainwater management and infiltration, as well as minimize impact of accommodating housing growth on the stormwater utility.

(g) To facilitate the continued growth of the city's urban forest canopy cover through conservation and replacement of the green space that supports a healthy urban forest, with particular attention to the needs of large canopy trees.

(h) To encourage the conservation of heritage value and guide the sensitive design of infill housing or additions on a property containing historic buildings or other heritage value.

5. Guidelines:

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

➤ Missing Middle Design Guidelines (2022).

➤ Advisory Design Guidelines for Buildings, Signs and Awnings (1981).

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 and District; 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, Missing Middle Housing](#)
~~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

Market Failure: When a free market has failed to allocate the goods and services that are required for an acceptable minimum standard of living. Governments, organisations and the private sector often respond to market failure through direct or indirect provision of public goods, such as health care, or non-market housing.

Market Rental: Private rental housing with rent determined by the market. Subsidies may be provided to individuals so tenants can access rental housing that is otherwise unattainable at current income.

Mid-Block Walkway: A defined crossing of a public street located approximately at the middle of the block, with pedestrian priority improvements including such things as a painted crossing, curb bulbs, signage, pedestrian refuges, and pedestrian activated crossing signals.

Mid-Rise Building: A building from five to nine storeys in height.

Missing Middle Housing: Housing in which:

(a) buildings are used or designed as two or more self-contained dwelling units, not counting accessory dwelling units, with at least half of the 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; or

(b) a single family dwelling is located on a lot with a building on the heritage register.

Mixed Use: Different uses in relatively close proximity either in the same building (apartments above a store) or on the same or site or, when referring to an area or district, on an adjacent site (light industry adjacent to an office building).

Monitoring: A continuous, systematic process of collecting and analyzing information using indicators to track progress towards intended results.

Multi-unit: A building containing three or more dwelling units, also referred to as multi-family or a multiple dwelling.

Natural Capital: The source or supply of resources and services that are derived from nature (e.g. minerals, water, waste assimilation, carbon dioxide absorption, habitat, fossil fuels).

Non-Market Rental Housing: Housing that is rented at a price that is not set by market forces but set and controlled over time by some other means. Non-market rental housing is usually delivered by non-profit or public agencies. Social housing is a subset of non-market housing.

Open Space: Land that provides outdoor space for unstructured or structured

leisure activities, recreation, ecological habitat, cultural events or aesthetic enjoyment that is generally publicly-accessible, and that is not a designated City of Victoria park. Open space includes private lands, public lands and City-held property.

Outdoor Recreation Facility: Public space that supports outdoor recreation, sports and leisure activities, such as parks, beaches, sports facilities and fields, playgrounds, and pathways.