

NO. 23-021

A BYLAW OF THE CITY OF VICTORIA

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

Contents

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

Title

- 1 This Bylaw may be cited as “OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 48)”.

Definitions

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

Official Community Plan Bylaw

- 3 The OCP Bylaw is amended in Schedule A, Table of Contents, under the heading “List of Maps” by:
 - a) Inserting the following text immediately after the text “Map 77: DPA 17 (HC): North Park Village and District”:
 - “Map 78: HCA 3: Lewis Street Heritage Conservation Area”;
- 4 The OCP Bylaw is amended in Schedule A, Appendix A: Development Permit Areas and Heritage Conservation Areas by repealing Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas and replacing it with a new Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas, attached to this Bylaw in Schedule 1.
- 5 The OCP Bylaw is amended in Schedule A, Appendix A: Development Permit Areas and Heritage Conservation Areas by adding the following immediately after DPA 17 (HC): North Park Village and District:
 - a) A new Map 78: HCA 3: Lewis Street Heritage Conservation Area, attached to this Bylaw in Schedule 2; and
 - b) The following new section entitled “HCA 3: Lewis Street Heritage Conservation Area”:

“1. Pursuant to Section 614 of the *Local Government Act, 2015* the area that is shaded and circumscribed by solid lines on Map 78 is designated as HCA 3: Lewis Street Heritage Conservation Area, for the purpose of heritage conservation.

2. Application and Exemptions

(a) A Heritage Alteration Permit is required in accordance with section 615(1) of the *Local Government Act, 2015* except for:

- (i) alterations to the exterior of a building that is not protected heritage property, which does not require a building permit application, and where no other exemptions listed below apply;
- (ii) A demolition permit for a building or structure not located on a protected heritage property;
- (iii) building envelope remediation, so long as there are no changes to materials, appearance or design when the remediation is completed;
- (iv) 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;
- (v) interior renovations;
- (vi) exterior painting of buildings;
- (vii) roof replacement using similar materials;
- (viii) rear deck construction;
- (ix) on lots with a single street frontage, additions to the rear elevation of a building, which are under 100 square metres in size, less than the width of the rear elevation, and equal to or less than the height of the lowest portion of the roof;
- (x) on lots with a single street frontage, a single garden suite located in the rear yard;
- (xi) replacement of eaves troughs, downspouts and exterior lighting;
- (xii) sustainability upgrades that do not affect the appearance of a building from the street;
- (xiii) interior insulation;
- (xiv) envelope air sealing like weather stripping; or
- (xv) mechanical system upgrades, including but not limited to those with exterior equipment such as heat pumps and air conditioning units, that do not affect the appearance of a building from the street.

(b) The General Exemptions identified in the “Overview” section of this Appendix do not apply to HCA 3 Lewis Street Heritage Conservation Area.

- (c) Where the exterior of a building that is not a protected heritage property is subject to a building permit application, the Lewis Street Heritage Conservation Area Guidelines (2023) for new construction apply.
3. For the purposes of sections 614(2)(a) and 615(3) of the *Local Government Act, 2015*, the special features, characteristics and special conditions that justify the designation of a portion of Lewis Street as a Heritage Conservation Area, and which contribute to the heritage character or heritage value of the area include:
- (a) residential buildings reflecting a range of architectural styles from the first three decades of 20th century including Arts and Crafts, Queen Anne and Colonial Bungalow styles;
 - (b) consistent pattern of pitched roofs including cross-gabled, hipped and pitched roofs;
 - (c) vertical massing of buildings on the street, utilizing the depth of most lots;
 - (d) relatively consistent front yard setbacks of 5m or less; and
 - (e) relatively consistent relationship of buildings to the street through generous glazing and porches on front facades.

4. The objectives of this designation include:

- (a) To conserve and enhance the special character of the protected heritage property, features and characteristics that contribute to the heritage value of the Lewis Street Heritage Conservation Area;
- (b) To ensure that new buildings in the Lewis Street Heritage Conservation Area, are compatible, and complementary to the protected heritage property and special features and characteristics of the area; and
- (c) To enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.

5. Guidelines

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

- › Lewis Street Heritage Conservation Area Guidelines (2023).
- › Standards and Guidelines for the Conservation of Historic Places in Canada.
- › City of Victoria Heritage Program Sign & Awning Guidelines (1981).
- › Heritage Preservation Policies 2 and 4 of the James Bay Neighbourhood Plan (1993).

6. Schedule of Protected Heritage Property for HCA 3: Lewis Street Heritage Conservation Area:

- 1. 19 Lewis Street

- 2. 20 Lewis Street
- 3. 24/26 Lewis Street
- 4. 35 Lewis Street
- 5. 38 Lewis Street
- 6. 39 Lewis Street
- 7. 43 Lewis Street
- 8. 50 Lewis Street
- 9. 53 Lewis Street
- 10. 67 Lewis Street

Consequential Amendments to Land Use Procedures Bylaw

6 Bylaw No. 16-028, the Land Use Procedures Bylaw is amended at Schedule D by adding the following words to each of Row numbers 11, 12, and 13 in Column B. DPAs and HCAs:

“HCA 3: Lewis Street”.

7 This Bylaw comes into force on adoption.

READ A FIRST TIME the day of 2023

READ A SECOND TIME the day of 2023

Public hearing held on the day of 2023

READ A THIRD TIME the day of 202X

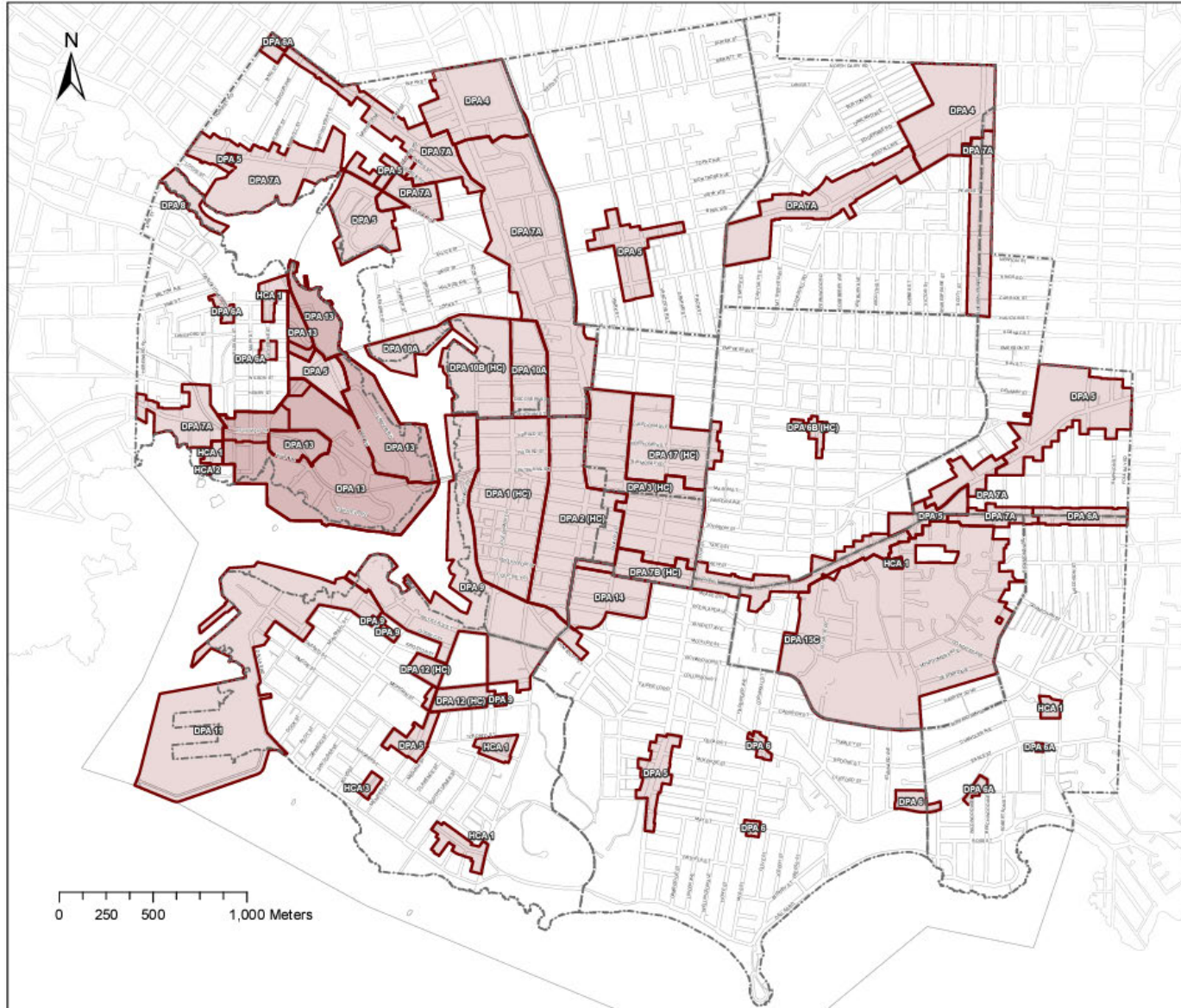
ADOPTED on the day of 202X

CITY CLERK

MAYOR

MAP 32

COMPOSITE MAP OF DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS



- DPA 15B: Intensive Residential Panhandle Lot
- 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
- HCA 3: Lewis Street Heritage Conservation Area

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 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.

This composite map is provided for reference only. Please see the detailed maps for legal information.

Bylaw 23-021, Schedule 2 Map 78

