

# North Park

## Planning Summary and Draft Directions



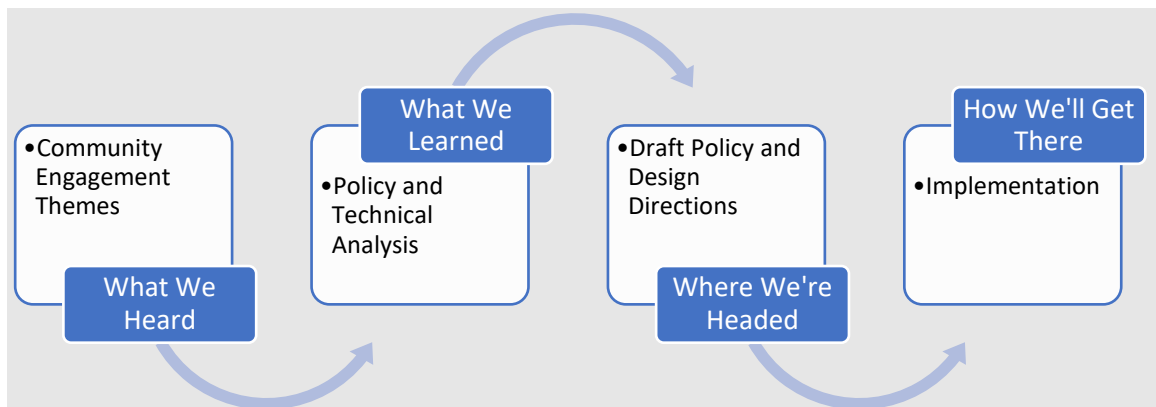
Village and Corridor Planning Phase 1:  
**Quadra, Fernwood & North Park Villages, Corridors & Surrounding Areas**

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## About this Report

This report outlines the planning process and **draft directions for North Park**, which includes North Park Village, the Quadra Street Corridor, and surrounding areas. Each of the subject matter sections describes community engagement themes, policy and technical analysis, the resulting draft policy and design directions, and finally the required implementation steps.



*Please see the Stage 2 Engagement Summary for details of the engagement process.*

# About the North Park Neighbourhood

North Park is a neighbourhood characterized by its vibrant, inclusive community and proximity to the downtown core. The community is known for being home to artists, artisans, and makers, as well as families and workers. The neighbourhood has close to 3,600 residents and over 2,000 households. North Park's household composition is diverse, composed of families, seniors, youths, couples, and singles. Once known as a blue-collar neighbourhood, North Park had some of the highest shares of singles and young adults aged 15-34 in the city in 2016. However, rising housing costs in the neighbourhood, and the city, have left fewer opportunities for young families and others looking to make a start find suitable housing.

The neighbourhood is bounded by Hillside Avenue to the north, Pandora Avenue to the south, Cook Street to the east, and Amelia Street, Blanshard Street, and Dowler Place to the west (see Map 1 below). Many of North Park's residents benefit from its proximity and connections to the downtown core and North Park Village.



Map 1: North Park Neighbourhood

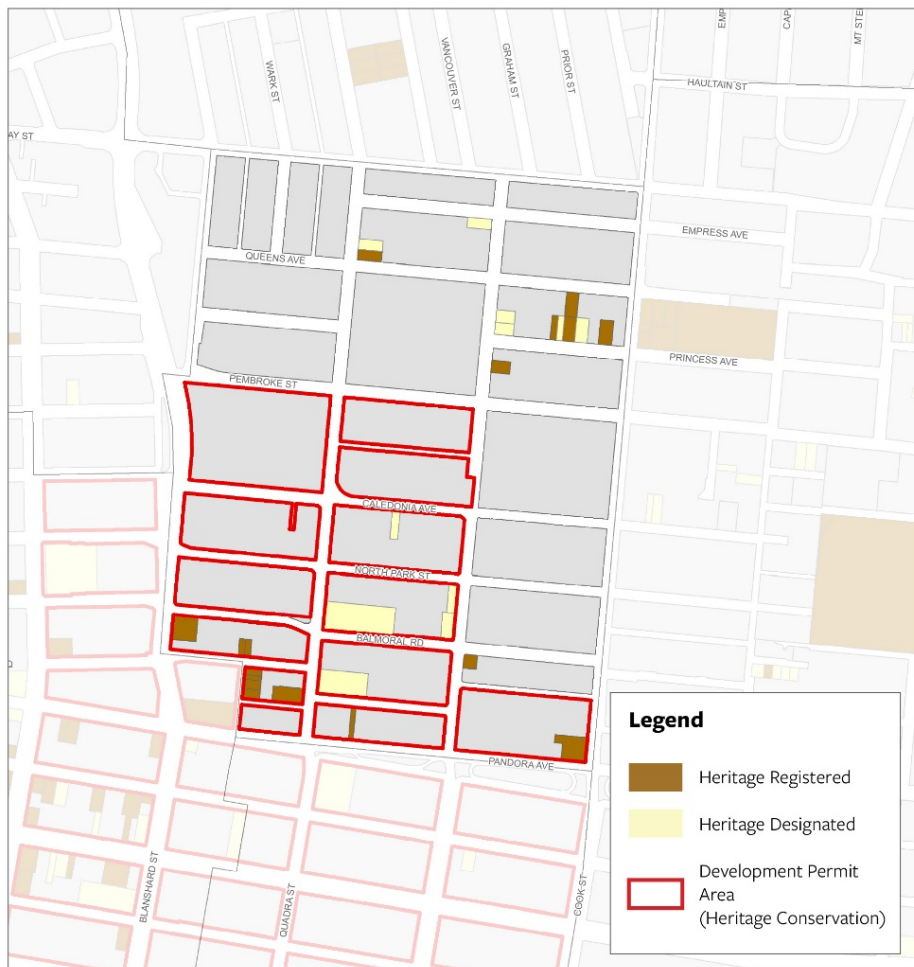
The neighbourhood has a high share of multi-family housing and apartments, as well as some single-family homes (with and without suites). Most apartment buildings are closer to Downtown, Pandora Avenue, and Quadra, and Caledonia streets, are typically three to four storeys, and include both rental and strata. Most were built between the 1960's and 1990's. The neighbourhood has a higher share of renters (79% of households) than the city as a whole (at 60%).

In recent years, several parts of North Park, as well as other areas within the city, have housed encampments for those without stable housing. During the COVID-19 pandemic, after the City allowed temporary sheltering in

parks, Central Park became a centralized encampment. Following a flooding event and community leadership from the Neighbourhood Association, campers were moved to 940 Caledonia, a City owned parking lot, across from Royal Athletic Park. Recently, a temporary use permit was issued for a tiny home village to support those without stable housing.

There are several registered and designated heritage assets in North Park (Map 2), notably along Quadra Street in the form of older church buildings, in addition to several older character homes near Central Park. The area has seen some growth in recent years. According to the City's building permit data, 233 new housing units were built in the neighbourhood between 2012 and 2018, with 3 more building permits approved in 2019-2020. Recently approved project proposals would result in an additional 148 residential units, primarily in the redevelopment of the Wellburns Building (with retention of historic facades) and a proposed rest home west of North Park Village.

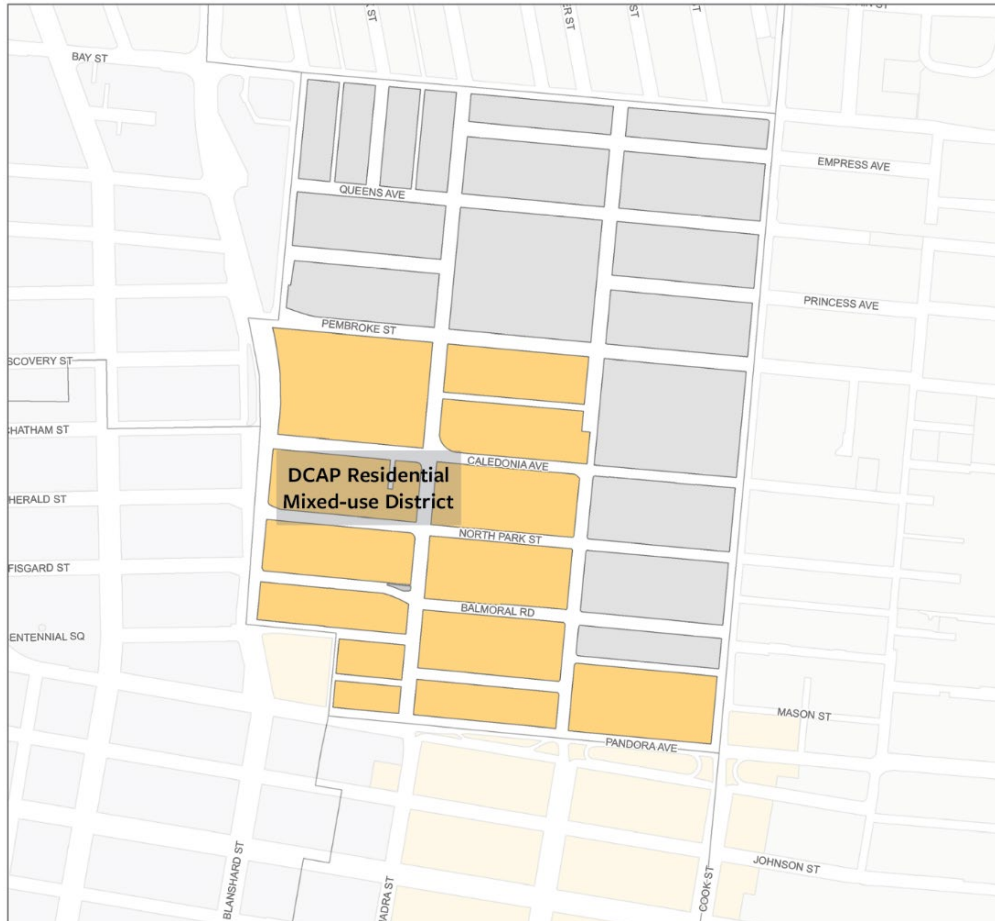
The City also recently acquired land at 930-932 Pandora Avenue for the purpose of creating housing and amenity space. A recent announcement identified the potential for approximately 200 units of rental housing and supportive housing in partnership with the Capital Regional District and BC Housing, as well as community centre space that could include neighbourhood programming, child care and a gym. Further consultation will be held.



Map 2: North Park Heritage



Given North Park's proximity to the downtown core, parts of the neighbourhood are subject to the Downtown Core Area Plan (DCAP), see Map 3 below. DCAP provides guidance for development in areas of North Park identified in the *Official Community Plan* as Core Residential, including a density framework for certain blocks (primarily west of Quadra Street and south of Mason Street).



Map 3: North Park Areas on the downtown shoulder -  
Core Residential in the Downtown Core Area Plan's Residential Mixed-use District

# Proposed Key Directions for the Plan (North Park)

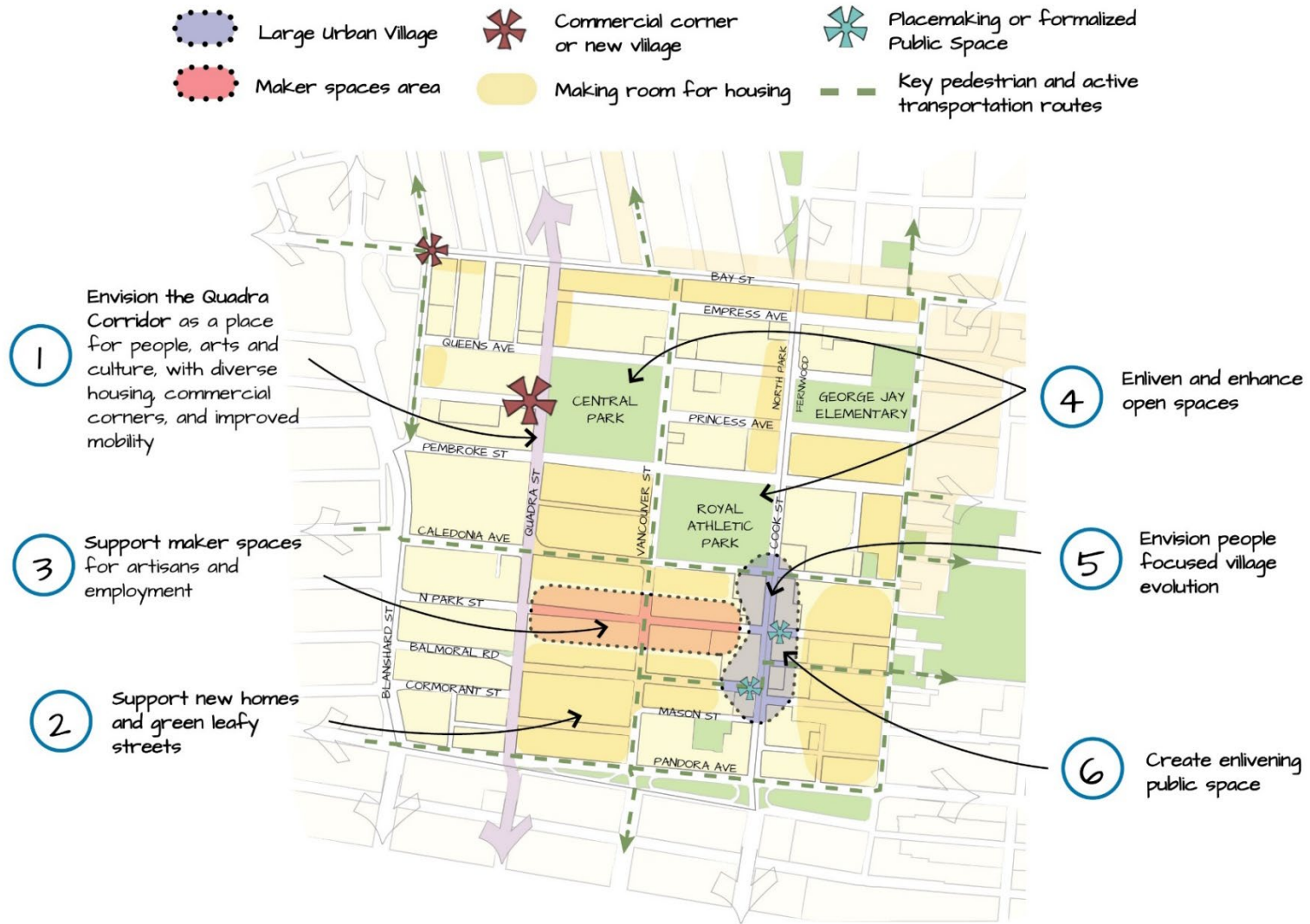


Figure 1: Proposed Key Directions for North Park



North Park Village



## About North Park Village

North Park Village is the heart of the North Park neighbourhood. Residents appreciate the variety of shops and services available throughout the village which spans along Cook Street north of Caledonia Ave and south past Mason Street and spills both east and west of Cook Street (including into the Fernwood neighbourhood).

A large hardware store, a pharmacy and clinic, cafés and bakeries, and a liquor store are the main commercial and service anchors activity in the Village. The Parsonage Cafe, Patisserie Daniel, Castle Building Supply, North Park Bike Shop, WIN Consignment, Jones BBQ, and Mason Street Farm draw residents from across the city and region.

There are several major community assets in and near the village that strengthen social and physical connections in the neighbourhood and enliven the area. The Crystal Pool & Fitness Centre is located in Central Park and provides year-round programming to all residents of Victoria. Royal Athletic Park offers a variety of sports and recreation opportunities including the Victoria Harbour Cats baseball team, City of Victoria programming, as well as festivals including Victoria Beer Week and historically the Rifflandia Music Festival. Nearby Victoria Highschool grounds offer residents and dog owners a place to gather and socialize. Finally, Franklin Green Park provides a playlot and a pickleball court for residents of the neighbourhood.

Both Pandora and Cook Street are important bus routes, providing strong connections to downtown jobs and services as well as connection to Cook Street Village and the waterfront at Dallas Road. The Pandora Avenue protected bike lanes and the Vancouver Street All Ages and Abilities route provide safe cycling opportunities to and around North Park Village and the surrounding neighbourhood. As of 2016, 43% of trips are made by car, slightly lower than the city as a whole (44%), with the balance of trips by walking, cycling, transit or other means.

North Park Village is identified as a Large Urban Village in Victoria's *Official Community Plan*. The area has many of the features that characterize a Large Urban Village, including:

- Ground-oriented commercial along Cook Street, primarily made up of local businesses occupying older commercial or mixed-use buildings with smaller footprints. Services include restaurants, cafes, convenience stores, and personal and professional services.
- A large format grocery store in close proximity, a hardware store, pharmacy, and medical building.
- Cohesive design features such as pedestrian islands, public art features, and banners marking the entrance to the village have improved the public realm.



# North Park Village Directions

Maintain and renew light industrial and maker/artisan spaces on ground floors along North Park Street, considering housing above.

Enliven public spaces at or near the village (Royal Athletic Park, Franklin Green, Park, Central Park, and Pandora Green) and seek to add green space.

Encourage the village to 'turn the corner' with opportunities for commercial and mixed use along Mason Street to draw people to and from Franklin Green Park.



Maintain the 'fine grain' of smaller storefronts in small and medium footprint, car-lite buildings.

Create public plaza space through the evolution of a shared street, temporary or partial closure, or development of a plaza at North Park Street or Balmoral Street.

Establish a future sense of 'gateway' to the village north of the Pandora and Cook Street intersection.

Enhance pedestrian comfort along Cook Street through corner bulb-outs, and establish space for wider sidewalks or corner open spaces, street trees, and patio seating.

Establish a north-south laneway as new development occurs, enabling sensitive transition of buildings in the village to adjacent multi-family housing directly to the east.

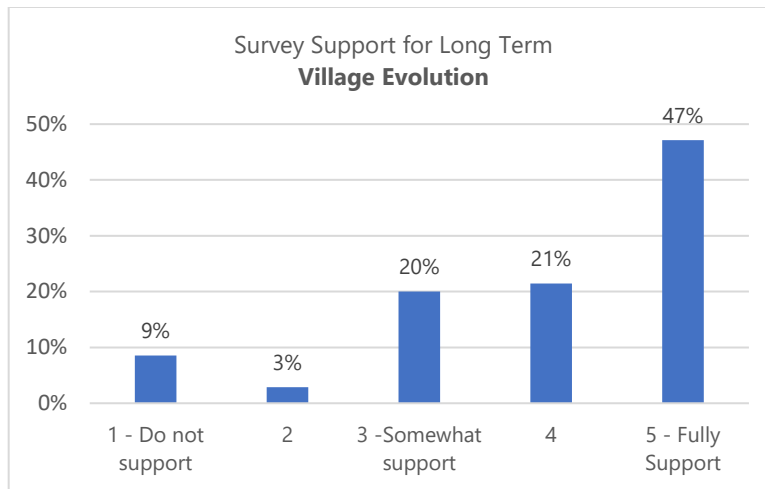
Figure 2: Proposed North Park Village Directions

## What We Heard

### Community Engagement Themes for **North Park Village**

#### *Support for “Fine Grained” Fabric of Diverse Businesses in the Village*

An ongoing theme throughout engagement was how valued the small storefronts are to North Park Village. Residents generally appreciate the variety, age, and size of buildings in the village which allow for a diverse set of businesses. Feedback revealed that many residents support additional density in the village, as long as it does not take away from the fine-grained fabric of Cook Street. Some residents felt that there was little architectural value to the current buildings in the Village, while others would like to see the retention and protection of the buildings to save the village from redevelopment.



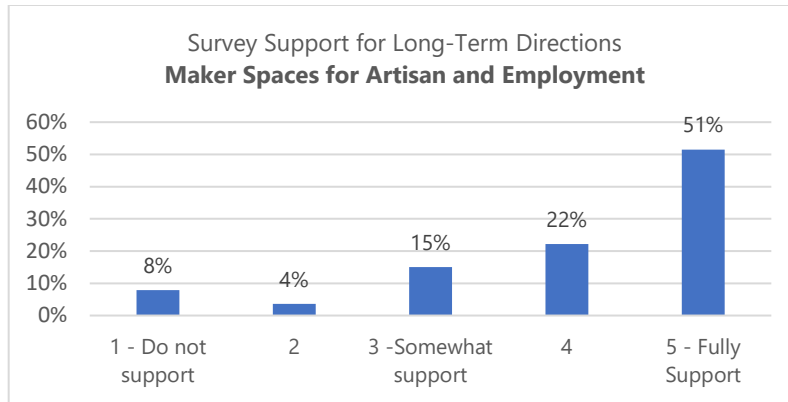
Though there was general support for evolution of the village, some residents highlighted that the level of change and density taking place in nearby Harris Green would not be suitable for North Park Village.

*“Buildings more than four storeys high do not fit with a village concept. It is difficult to tell what buildings would have to be replaced, too.”*

*“the north park village area has been on a trajectory towards gentrification, and the loss of Logan’s Pub and Wellburns [Market] means both night and day traffic of the area will be reduced; further development should be done in such a way that rents are affordable for community-gathering businesses like venues, and essential services like grocery stores.”*

#### *Support for Local Artisan and Maker Spaces on North Park Street*

There was broad support for long-term directions for maker spaces for artisans and employment in North Park Village and surrounding areas (notably on North Park Street). Participants supported maintaining such spaces on the ground floor with housing above and high ceilings to accommodate a variety of uses. Beyond the proposed directions in the survey, residents would like to see more live-work spaces in the area, a loosening of restrictions on home-based businesses, and mobility improvements or traffic calming along North Park Street.



*"Maker spaces are definitely needed, and their rents must be protected to truly include artists and artisans in Victoria's future."*

*"Yes! Please do not remove these types of spaces from the neighbourhood. Would fully support be increasing these types of spaces, while building housing above."*

*"Consider loosening restrictions of home-based businesses. Make it easier for residents to do small scale food and manufacturing out of their houses, garages and apartments."*

*"North park village is a perfect place for artist-centric revitalization."*

*"I think having public plaza and creative space in the "maker" area on North Park could create a great energy! Lots of focus here on the village on Cook but more effort could be spent between Cook and Vancouver especially now that it will be a great connection to the city's [All Ages and Abilities cycling] network. Focus on revitalizing this "zone" and add public pop ups as a pilot."*

### **Grappling with Growth, Public Space, and Parking**

Additionally, some business owners and residents highlighted the lack of suitable parking in the village and that any new development, or changes to public spaces in the village should consider parking issues. Many noted the lack of commercial parking compared to residential parking only zones. Some businesses highlighted that their business is regional-serving and thus clients often drive to reach them so turn-over in the village is essential. Some residents highlighted that parking is necessary for them as owning and operating a vehicle as a tradesperson is necessary.

*"Parking is tricky. I'm in support of reduced parking, but would like to see residential permit parking allowed, namely on streets that are currently 1 or 2-hour free parking."*

*"There needs to be consideration that due to age, physical disability, etc., some residents will not be able to take advantage of options like active transportation, transit passes. Parking reduction, while desirable in many ways, still needs to be within reasonable limits."*

*"I think North Park St is a great location for placemaking and discouraging driving is a good thing, but the anchor businesses (Cold Comfort, Patisserie Daniel, and Toes N Taps) draw regional customers, so consideration needs to be given to them. RAP parking lot is a bit far for many who would consider driving to North Park so closer parking will still be required."*

*"Working class neighborhoods need parking for trades vehicles. We are not all tech and government workers. Tools don't fit on bikes."*

## **What We Learned**

### Policy and Technical Analysis for **North Park Village**

#### **North Park Village Development Patterns and Public Spaces**

North Park Village includes diverse land patterns. Several larger sites, occupying a half-block or full block, front along Cook Street (including at 1720 Cook Street where the Castle Hardware Store is located, with apartments above). Smaller commercial or mixed-use buildings also front on both Cook Street and side streets. Except for the Castle site, the village is characterized mainly by small commercial spaces hosting a variety of businesses. With a mix of local-serving and destination business, the village relies both on local traffic and on people visiting by car, bus, or bike.

Public sidewalks vary in width from as little as 2 metres on the eastern side (with several obstructions) of Cook Street to 3.5 metres along the west side of the street, with modest “bulb outs” at corners. There are some street trees along the west side and at corner bulb-outs, but generally there is little space in the public realm for larger street trees (though some buildings have established additional spaces for landscape, seating or displays). Without removing parking spaces, or acquiring additional right-of-way space during redevelopment, there are limited opportunities to permanently widen sidewalks. Recent rezonings have resulted in increases to the right-of-way, such as the area in front of 1620 Cook Street.

There is no formal gathering space to serve the businesses, residents, and visitors, nor is there a regular space for community celebrations. However, in recent years a food truck court has evolved at 1580 Cook Street, and was often mentioned as a valued gathering space, although temporary and on private land. In addition, in response to the COVID-19 pandemic, temporary patios (parklets) have been installed on North Park Street near several coffee shops and eateries, in an area where there has been high demand for outdoor seating.

Recent streetscape improvements on Cook Street completed in 2016 created median islands that support improved pedestrian safety and host some landscaping and village entry features. There are two travel lanes, occasional turn lanes, and a parking lane on each side of the street. Also in response to the pandemic, on-street parking was removed on the east side of the street to temporarily make room for expanded pedestrian space.

#### **Current Prominent Development Proposals**

The City recently approved a development proposal at the corner of Cook and Pandora (the former site of the Wellburns Market). The project will preserve about 50% of the historic building while incorporating six- and four-storey additions, a café, underground parking, and 105 units, including studios, one- and two-bedroom units. The City also recently purchased two parcels of land in the 900-block of Pandora Avenue (north), with consultation anticipated on the creation of approximately 200 units of mixed-income housing and a community space that can include space for activities, child care and a gym, as part of the City’s plan to address affordable housing and provide more community services and programs in the downtown and North Park neighbourhoods.

#### **Light Industrial, Arts, and Maker Spaces**

Along North Park Street, there is a mix of residential, service, and light industrial uses and zoning reflecting the working history of this area. Over the years, spaces for small businesses have slowly been replaced by residential uses, resulting in the mixed pattern today despite policies recognizing the value of these spaces.

Recent studies by the Capital Regional District show a strong need for light industrial spaces in the region. Vacancy for light industrial spaces has been near 1% for years. Remaining light industrial sites are important for production, service, artisan, and artist businesses (sometimes called “maker spaces”). These businesses provide



well-paying jobs, support start-ups, and enhance the creative and artistic economy. *Create Victoria* the Arts and Culture Master Plan also indicates a need for these spaces.

### **Existing Land Use Policy and Zoning**

North Park Village is currently designated as a Large Urban Village in the City's *Official Community Plan*, (OCP), which can consider a range of uses with ground floor commercial spaces of approximately 6 storeys and 2.5:1 Floor Space Ratio, with street wall facades of 3 to 5 storeys, generous sidewalks and street trees, and active building frontages and storefronts. Much of the area to the west of the village is designated Urban Residential or Core Residential with policies that generally support low to mid rise residential development.

The Village is primarily zoned CR-4, which considers mixed commercial-residential buildings of up to 1.6:1 Floor Space Ratio and four storeys, with extensive 6 metre setbacks from the front (as well as encouraging a 5m easement along Cook Street). Zoning represents current entitlements and not necessarily the future vision.

Making room for new housing in and near urban villages is an important element of the OCPs 30-year Growth Framework, which emphasizes focusing growth in areas that will create complete communities and support sustainable mobility objectives. Areas in and near North Park Village have some capacity for development based on current OCP Urban Place Designations.

### **Retail Needs, Capacity, and City-wide Objectives**

A retail assessment concluded that the area encompassing Hillside-Quadra, Fernwood, North Park, Oaklands, and Jubilee neighbourhoods could accommodate up to approximately 255,000 additional square feet of retail and services (an approximate 26% increase) between 2020 and 2040. This growth would help to meet the needs of people, without negatively impacting the amount spent per square foot (i.e., without negatively affecting existing or future business viability). The assessment is based on anticipated population changes and trends regarding consumer behaviour. It captures sectors like general merchandising, restaurants and coffee shops, grocers and specialty food shops, and personal, professional, and health services. Without changing existing policy, it is estimated that about 20% of this would be accommodated within existing urban villages at sites which are likely candidates for redevelopment over the next 20 years.

The report recommended that North Park Village could largely stay the same, and that within its current footprint, it would likely accommodate just 1,400 additional square feet of retail and service space over the next 20 years, considering sites that are likely candidates for redevelopment and would likely add commercial space.

*Victoria 3.0 - Recovery Reinvention Resilience - 2020-2041* is the City's long-term economic action plan. It supports local retail and small businesses, both in recovery and resilience and growth and expansion into the future. The plan emphasizes diversity and inclusion of youth, Indigenous residents, and Canadian newcomers.

Other directions, outside of the local area planning process, will address identified concerns and some desired actions to support local businesses. *Build Back Victoria* is a set of city-led initiatives to support local reopening and recovery after the COVID-19 pandemic, including \$575,000 in economic stimulus grants. The City's *2019-2022 Strategic Plan* includes an action to "Explore the creation of a Legacy Business Program that specifically protects and highlights longstanding local businesses that are being priced out of our neighbourhoods."

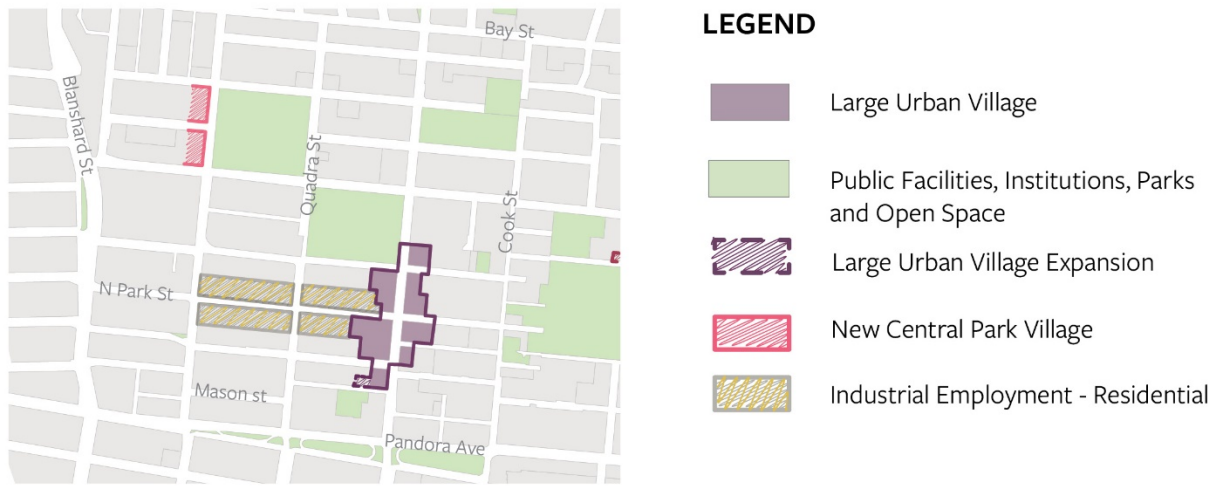
### **Land Economics Analysis**

Land Economic analysis carried out in 2020 shows that on typical sites to create rental tenure housing with retail/commercial uses on the ground floor generally requires densities around 2.5:1 Floor Space Ratio in North Park Village, generally accommodated in buildings of 5-6 storeys. Because strata housing tends to create higher values than rental housing, strata housing is likely to be viable at lower densities and could support contributions

for public amenities or affordable housing. This analysis is meant to paint a broad picture, as it cannot predict the viability of any one site or how that may change over time. Smaller developments without below-grade parking may be more feasible without lot consolidations, while larger sites would have site-specific considerations.

## Where We're Headed

### Draft Planning and Design Directions for **North Park Village**



*Map 4: North Park New and Expanded Villages and North Park Street Light Industrial*

### Principles for North Park Village

- **Incremental Change:** Create opportunities for smaller footprint buildings rather than assemblages of existing smaller lots, to retain the local-serving nature of the village that is reflected in its practical and inclusive commercial uses, public art and placemaking features, and mix of older and new buildings with diverse designs. Support some larger scale redevelopment that complements the small spaces and visually eclectic storefronts that exist today and can provide a public amenity in the form of a permanent public plaza in a central area of the village.
- **Business Diversity:** Support and strengthen key shops and community services, and a diversity of local eateries, through improved public realm, the use of placemaking programs, the maintenance of a variety of smaller-size storefronts, and changes to parking management such as metered parking or flexible parking which accommodates businesses during the day and residents at night.
- **Arts, Culture and Maker Spaces:** Support the retention and attraction of arts and culture spaces for performance, production, learning and sale in the area, as well as affordable living opportunities. Focus on supporting continued light industrial, artisan and “maker” spaces along North Park Street.
- **Quality Urban Design:** Seek a high-quality design in new buildings and public spaces, guided by the Principles for Urban Design (see Urban Design, Placemaking and Public Realm section).
- **Connected Public Realm:** Create a high-quality pedestrian realm with interconnected, accessible open spaces, enhanced sidewalks, and laneway connections through public and private investments and new development.
- **Placemaking and Public Space:** In the short-term, seek to provide a dedicated public gathering space in or near the village through community-led and City-supported Placemaking initiatives.
- **Housing Choice:** Create opportunities to add a mix of housing in and near the village that supports people of different incomes, lifestyles, and household types.
- **Sustainable Mobility:** Support growth and change that encourages walking, cycling and transit, and shared mobility; that improves the pedestrian experience within and to the village, and ensure access for deliveries, commercial needs, and those with mobility challenges. Parking management will help to encourage turn over and ensure that there is a balance between residential and commercial interests.

- **Urban Forest and Landscapes:** Consider opportunities to bring experiences of nature into the area, including healthy street trees and public and private landscapes, and a better sense of connection between the village and nearby parks.



Figure 3: Concept of North Park Village developed during engagement.

## Key Policy Directions for North Park Village

### General Land Use

- Consider mixed-use development, consistent with the intent of the *Official Community Plan (OCP)* Large Urban Village Designation, taking into consideration the scale of adjacent sites (including existing buildings and future potential developments).
- Consider development of approximately 5 storeys and approximately 1.2:1 Floor Space Ratio.
- Consider additional density of approximately 2.5:1 Floor Space Ratio, considering public benefits that offset the impacts of development.
- Consider limited mixed-use development of higher densities but consistent with the intent of the OCP Large Urban Village Urban Place Designation where community amenity in the form of a public plaza can be achieved.
- Provide flexibility in building height and density to achieve amenity objectives and include diverse housing choices (e.g., inclusion of rental housing and/or affordable housing consistent with City policies) while creating human-scaled frontages along public streets through setbacks and stepbacks of upper floors.
- Encourage the village to “turn the corner” onto Mason Street and bring activity and “eyes on the park” towards Franklin Green Park by extending the village footprint to the west along Mason Street, as shown in Map 4, in order to seek a continuation of storefronts extending to the historic building at 1046 Mason Street in the future.
- Encourage buildings with smaller footprints (15.2-30.5 metre frontages along Cook Street) by reducing or eliminating vehicle parking requirements for smaller-footprint buildings (see Mobility section for more details).
- Encourage small format ground floor uses to better support a diversity of smaller, local businesses and to maintain the existing narrow shop front pattern. Consider the inclusion of small commercial spaces (as small as 150-300 square feet) for emerging businesses.



- Secure public rights-of-way through development as required to facilitate wider sidewalks, pedestrian and cycling improvements and enhanced transit stops throughout the village (see Mobility section).
- Seek public right-of-way to create a formal laneway parallel to Cook Street (on the east side) as shown in Figure 2: Proposed North Park Village Directions.
- Consider bold moves for commercial and residential parking per the directions in the Mobility section.
- Consider community-led placemaking initiatives, partnerships, and public investments that:
  - Provide opportunities for local artists and entrepreneurs, including through temporary or seasonal markets, or more permanent fixtures like kiosks and food trucks.
  - Provide a central public gathering place in the village (see Public Realm and Placemaking and Mobility sections), including through partial or temporary road closures on North Park Street from Cook Street to roughly the border of the village, or Balmoral Street from Cook Street to roughly the border of the village.

### Principles for North Park Street Artisan Area

- Preserve the current and future potential for light industrial, artisan and “maker” spaces, given the limited opportunities for such spaces in the region, their value to artists, creative businesses and employment, and their relevance to the history of North Park as well as its future.
- Consider uses which are good neighbours within a mixed residential neighbourhood.



Figure 4: Concept for a mixed-use light industrial area along North Park Street developed during engagement.

### Key Policy Directions for North Park Street

- Retain and renew light industrial and artisan spaces along North Park Street between Quadra Street and Cook Street, and discourage future rezonings for purely residential or retail uses, by changing the OCP Urban Place Designation to Industrial Employment with Limited Residential, and by:

- Considering development of approximately 2:1 Floor Space Ratio, with residential components comprising up to 1.5:1 Floor Space Ratio, per the intent of the Industrial Employment-Residential designation.
- Considering a variety of building forms.
- Encouraging a ground floor light industrial use (including maker and artisan spaces).
- Enabling future industrial use of the ground floor through the provision generous ceiling heights (with or without mezzanine), appropriate access and circulation, loading bays, and adequate separation from uses above.
- Considering upper floor residential uses on these sites, where the ground floor is maintained for light industrial/artisan/maker space.
- The types of light industrial uses should not create significant off-site impacts in terms of noise, odours, glare, and other impacts.
- Building forms should create sensitive transitions between employment uses and residential uses, whether on the same site or adjacent areas, subject to design guidelines for industrial-residential buildings.

## How We'll Get There

### Implementation Steps for North Park Village

<p><b>Update the Official Community Plan (OCP)</b> Update the OCP, including the Urban Place Designations, maps, development permit areas, and neighbourhood sections, as required to implement the draft directions herein.</p>
<p><b>Update the North Park Neighbourhood Plan</b> Update the North Park Neighbourhood Plan to reflect the community objectives and draft directions herein.</p>
<p><b>Update the Zoning Bylaw</b> Update zoning for North Park Village and surrounding areas to support the directions herein, including for mixed light industrial and residential uses smaller footprint sites within North Park Village.</p>
<p><b>Deliver Village Parking Management and Undertake Parking Modernization for New Developments</b> Guided by <i>GO Victoria</i>, the City will develop and implement parking strategies to manage existing on-street parking in villages and develop new approaches to parking supply for new developments which balance multiple City objectives.</p>

# Quadra Cultural Corridor and Central Park Village



## About the Quadra Cultural Corridor

The Quadra Street Corridor is a prominent north-south connector in the city and has been an important part of this planning process. It has been identified as an emerging cultural corridor, with rich arts and culture assets that stretch from Quadra Village through North Park and into the Downtown Core. The corridor provides several opportunities to increase housing choice in diverse locations. And, as Frequent Transit route that connects Victoria's downtown to Saanich, presents opportunities to align land use, mobility, and climate action objectives, while developing complete communities along the way.

The diagram on the following page summarizes the assets that exist along the corridor; assets that can be preserved, enhanced, and built upon in the coming decades. The emerging village across the street from Central Park is discussed in the subsequent section, and specific themes related to design, mobility, and housing for Quadra Street are included in the corresponding sections of this report.



# Quadra Cultural Corridor



Figure 5: Quadra Cultural Corridor Key Assets



## What We Heard

### Community Engagement Themes for **Quadra Corridor and Central Park Village**

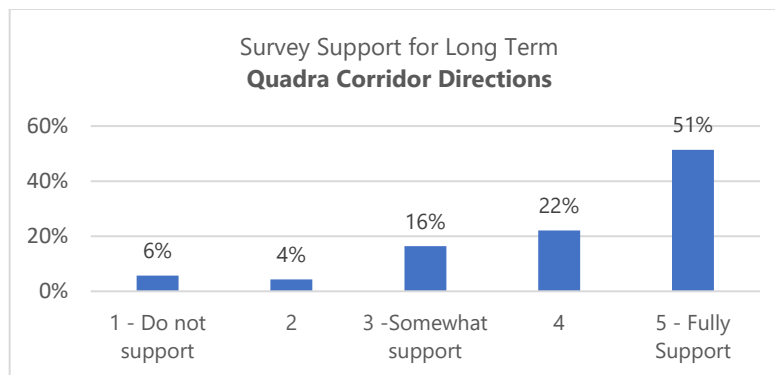
#### *Support for the Cultural Corridor and a Central Park Village*

Early engagement revealed an emerging “cultural corridor” along Quadra Street. Stretching through Quadra Village, from Dance Victoria to the churches and arts venues in North Park and into the downtown. There is hope to enhance, celebrate and brand this organically evolving corridor, while protecting its cultural assets.



Figure 6: Concept for sensitive infill along the Quadra Cultural Corridor developed during engagement.

There was broad support for long-term directions for the Quadra Cultural Corridor, including to consider mixed-use development across the street from Central Park. Primary concerns for the long-term concepts were that development accommodate a diversity of residents and housing options.



*“Services and amenities to serve residents on the west side of Quadra would be ideal. e.g. No need to cross busy street.”*

*“I believe that adding more housing options across from Central park is a nice idea, but central park is at its limit currently. Plus there is no indication what this housing would be and who for? There needs to be more green space which is probably not possible. I would recommend that Royal athletic become a public park so it can actually be used. It is a shame such a large green space is not properly being utilized.”*

*“In the proposed Commercial Precinct, would love to see space made available for artist studios and art programs -- ie. at affordable rates”*

## What We Learned

### Policy and Technical Analysis for **Quadra Corridor and Central Park Village**

#### **Quadra Street Corridor Development Patterns**

Development along the Quadra Street Corridor is characterized by a mix of multi-family buildings, mixed-use buildings, free standing commercial and retail, and a variety of arts, cultural, institutional, and public uses. There area mix of lot sizes along the corridor, with smaller lots on the northern end. There are several cultural and community assets along the corridor, as illustrated in [Figure 5: Quadra Cultural Corridor Key Assets](#). The southern portion of the corridor includes many heritage assets.

Quadra Street is a Frequent Transit Route with high levels of service that connect Saanich with the Downtown. It parallels an All Ages and Abilities (AA) cycling route that runs along Vancouver Street. The Housing and Mobility sections of this report describe conditions of the Quadra Street Corridor in greater detail and propose directions that would support a new village adjacent to Central Park, including through increasing population along and adjacent to the corridor.

#### **Existing Land Use Policy and Zoning**

There is a wide mix of zoning and *Official Community Plan (OCP)* Urban Place Designations along the corridor that largely reflect the uses and nodes on the ground today. The stretch between Pembroke Street and Princess Avenue (across from Central Park) is designated Urban Residential in the OCP and zoned C-SS (service station) and M-2 (light industrial). Just north of these parcels, the Urban Place Designation is Traditional Residential with a mix of residential and limited multi-family and commercial zoning (note a residential zoned parcel in this area is home to the Masjid Al-Iman Mosque).

#### **Retail Needs, Capacity, and City-wide Objectives**

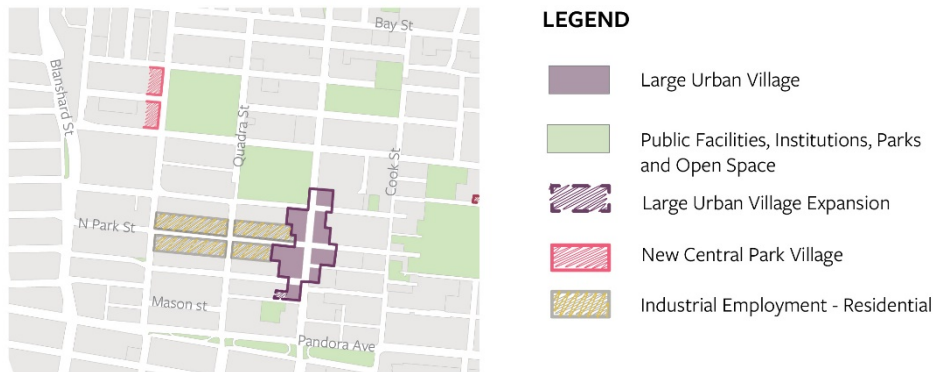
The retail assessment (discussed in detail in the North Park Village section of this report) estimates that 15,000 sq. ft. of additional retail and services space could be accommodated in a new Central Park Village by 2041 (adding to the existing 5,000 sq. ft.) if supportive land use policies are adopted, with businesses strongly supported by the local population and proximity to the downtown, not to mention proximity to transit and destinations like Central Park. For comparison, this is a little over half of the total commercial floorspace in Haultain Corners.

#### **Land Economics Analysis**

Land Economic analysis more generally carried out for the city shows that on typical Small Urban Village sites, to create mixed-use commercial-residential buildings generally requires densities of at least 2:1 Floor Space Ratio. Buildings that include rental housing may be marginal at this density; analysis for other villages (North Park Village and Quadra Village) show that rental housing in a mixed-use building with commercial uses on the ground floor may be viable at densities for 2.5:1-3:1 FSR (generally requiring 5-6 storeys). Because strata housing is generally more viable than rental housing, strata housing at these densities could likely provide public benefits in the form of amenity contributions or affordable housing benefits.

## Where We're Headed

### Draft Planning and Design Directions for **Quadra Corridor and Central Park Village**



### Principles for Quadra Corridor and a New Central Park Village

- Maintain and enhance the potential for Quadra Street to be a vibrant Arts and Cultural Corridor and asset to the city's residents and visitors.
- Preserve the heritage assets along the Quadra Street Corridor and ensure all new development complements them.
- Consider the current and future needs of residents in North Park, Hillside-Quadra and downtown areas, and proximate commercial uses to ensure diverse needs are met and existing commercial areas flourish.
- Through redevelopment and investments, consider the current and future function of Quadra Street as a mobility route for transit and emergency vehicles, as well as pedestrians and those with mobility devices (see Mobility section for further details).

### Key Policy Directions for Quadra Corridor and a New Central Park Village

- Consider multi-family housing along the Quadra Corridor, per the *Housing and Urban Design Report*, to provide diverse housing options, enhance the corridor as a place for people, and complement nearby heritage and cultural assets (see Urban Design and the Public Realm section for further detail).
- Apply the Small Urban Village Urban Place Designation on the west side of Quadra Street from Pembroke Street to Queens Avenue to establish a Central Park Village (Map 4 and copied above).
  - Consider mixed-use development in the Central Park Village, up to 4-5 storeys, with commercial, service, or arts and maker spaces on the ground floor that support both local and destination customers and enliven the area.
  - Consider mixed-use development of approximately 1.5:1 Floor Space Ratio.
  - Consider additional density, of approximately 2.5:1 Floor Space Ratio, where public benefits, rental, or affordable housing are considered consistent with City policies.
  - Encourage small format ground floor uses to better support a diversity of smaller, local businesses.
- The design of new developments and public spaces should meet the the principles and directions in the Urban Design and Public Realm section.
- Secure public rights-of-way through development as required to facilitate continued pedestrian and public transit improvements.
- Consider bold moves for commercial and residential parking per the key directions in the Mobility section.



Figure 7: Concept for a new Central Park village developed during engagement.

- Consider improvements on Quadra Street that enhance pedestrian comfort and safety and create a sense of “destination” for various nodes along the corridor to signal to drivers to slow down, including through banners, gateway features, pavement treatment, public art, pedestrian-scale lighting, street trees, and the design of new buildings and streetscapes.
- Support the retention and renewal of arts, community, and cultural assets along the Quadra Street Corridor, including those identified in Figure 5: Quadra Cultural Corridor Key Assets.
- Consider zoning for and creation of arts and culture spaces, including low-impact artisan production where appropriate along the corridor.
- Support the placemaking, arts, and cultural related directions in this report and the *Hillside-Quadra Planning Summary and Key Directions Report* to ensure Quadra Village remains a central node along the Quadra Cultural Corridor.
- Support the creation of affordable and non-market housing and, where appropriate along the corridor and in proximity to it, including live-work spaces that encourage artists to locate in the area.
- Encourage public art programs through community action and existing grant programs, to create events, murals, art installations and other artistic and cultural expression identified by the community.
- Encourage public art programs and events that involve, empower, and reflect Indigenous and multi-cultural people and perspectives.



Figure 8: Concept for Quadra Street that emerged during engagement.



## How We'll Get There

### Implementation Steps for **Quadra Corridor and Central Park Village**

<b>Update the Official Community Plan (OCP)</b>
Update the OCP, including the Urban Place Designations, maps, development permit areas, and neighbourhood directions, as required to implement the draft policies and design directions herein.
<b>Update the North Park Neighbourhood Plan</b>
Update the North Park Neighbourhood Plan to reflect the community objectives and draft directions herein.
<b>Complete a Comprehensive Study for the Quadra Street Corridor</b>
The study would focus on integration of land use, urban design, and mobility, considering short-term strategies and long-term housing needs identified herein, as well as broader city transportation network connectivity, function, and design.

# Urban Design and the Public Realm

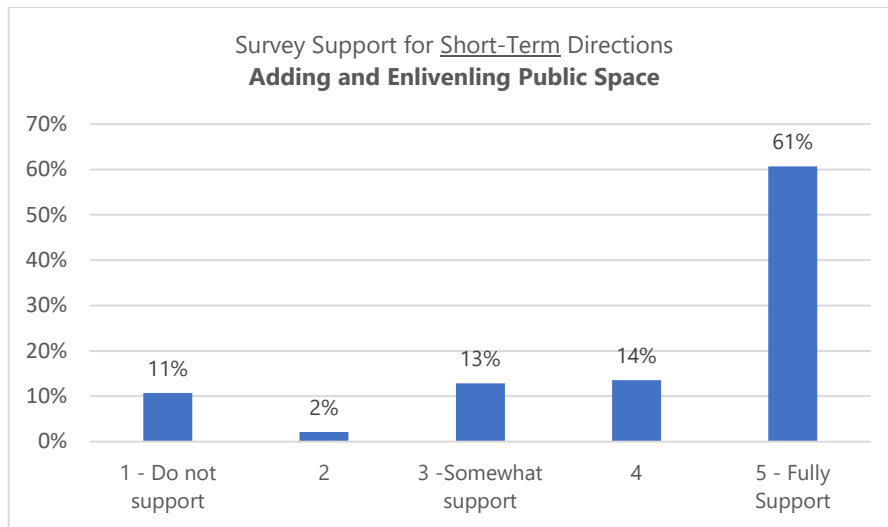


## What We Heard

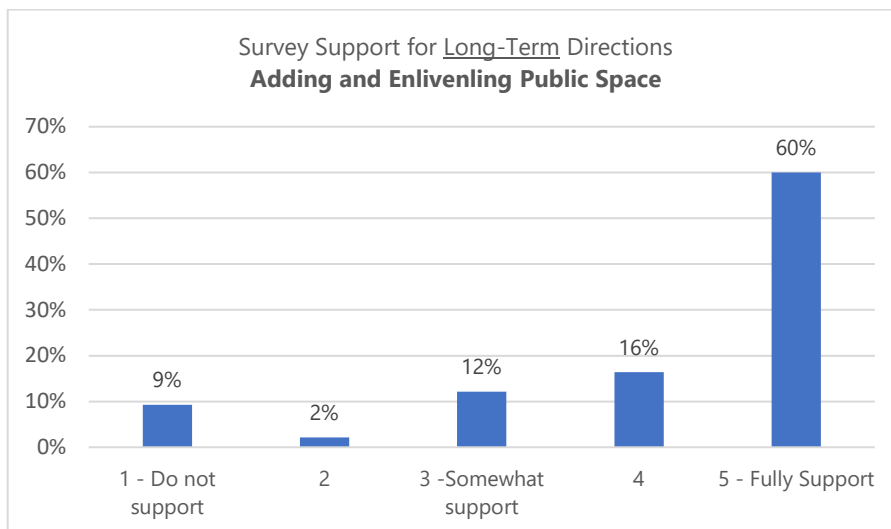
### Community Engagement Themes for **Urban Design and the Public Realm**

#### *Support for a Central Gathering Space*

Residents highly supported adding and enlivening public space in the village including a partial closure of North Park Street on the east side of Cook Street. However, others noted that Balmoral Street, on the west side of Cook Street may be a more appropriate place. Some noted that an area outside of the village would suffice, however any commented that there is a lack of seating, and space for small events within the village to support its businesses. Comments generally supported further placemaking features in and around the village and noted that the murals and art around the village were appreciated.



Support for longer term directions of establishing a more permanent public plaza space also received high levels of support. Indeed, a plaza space has been one of the most consistent desires for the village in both rounds of consultation (with Fernwood Square often mentioned as an example).





Some stakeholders did express concerns that a public space should not limit access to businesses, or were concerned about maintaining direct access to residential buildings east of Cook Street (i.e. in the case that a street closure were the means of creating a space).

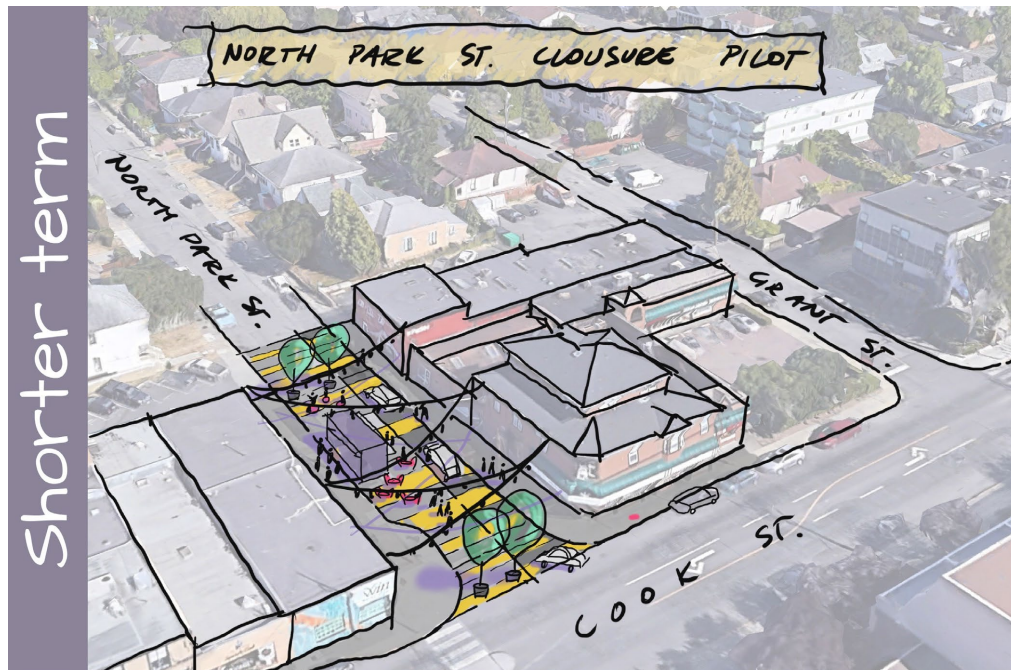


Figure 9: Concept developed during engagement for the evolution of a public space along North Park Street, other ideas included Balmoral Street and Vancouver Street adjacent to Royal Athletic Park.

*"I do wonder whether the stretch of RAP along Cook St could be something more than it is. Even when the park is in use (and that seems to be less than half the year) there is a stretch of that park that is not used by baseball or Rifflandia or outdoor Crystal Pool camps. Seems like that could be more accessible. Perhaps that is the place for the plaza? It would need trees/ greenery between it and Cook St traffic."*

*"I would love to see a street plaza on North Park Street just east of Cook."*

*"Partial closures lead to unnecessary conflict and confusion. It would be more successful to fully close it at Cook & North Park and be a placemaking success story."*



## What We Learned

### Policy and Technical Analysis for **Urban Design and the Public Realm**

In North Park Village along Cook Street there are a mix of building forms, including older apartment buildings, mixed-use buildings, commercial office, and free-standing commercial retail, all which contribute to the vibrancy of the village. There are a mix of local-serving and destination businesses.

There is a mix of smaller and medium-sized storefront buildings along Cook Street and side streets; full-block mixed-use buildings such as the Castle at 1720 Cook Street, and shopping plazas with parking lots. Many buildings are older, some which may have heritage merit, and are loved for the sense of inclusion they provide and their contribution to the “edgy” identity of the community.

The village is characterized by narrow sidewalks with limited opportunities for street trees or patio seating; those that exist are quite popular. Some pop-up patios have been installed along North Park Street, a typical gathering place. Food trucks on private land at Cook and Mason also provided space for gathering. Newer buildings, such as at 1610 Cook Street, provide generous setbacks for new patios, trees and pedestrian areas.

North of the village, there are several large sites that occupy full blocks, including Royal Athletic Park, a site owned by the Public Health Authority, and the George Jay School.

The Quadra Street Corridor has a mix of building forms and several heritage assets, mostly in the form of older church buildings. Given the heritage assets in certain locations, a consistent pattern of redevelopment that could contribute to expansion of the right-of-way (for instance, to accommodate wider sidewalks) may be complicated or require coordinated efforts. Quadra Street also has several unique transportation conditions and functions. It is a key north-south route linking Saanich to the downtown and is part of the Frequent Transit Network (FTN). It accommodates cyclist with painted bike lanes for portions. More details about the corridor are available in the Mobility section.

Other areas of North Park have properties with heritage merit, primarily in the residential areas. There are opportunities for redevelopment in these areas, especially given the proximity to the downtown, mobility networks, and the two beloved urban villages but design is a key consideration.

### **Existing Design Policies**

The current North Park Neighbourhood Plan includes guidelines for new development; however, these are not formalized through the *Official Community Plan* (OCP). Portions of North Park and the Quadra Street Corridor fall within the Downtown Core (see Map 3). These areas are within Development Permit Area 3(HC) and subject to *the Downtown Core Area Plan Design Guidelines* (currently being updated). The rest of the neighbourhood, including North Park Village, falls within the City’s general Development Permit Area 16, which applies the *Design Guidelines for Multi-Unit Residential, Commercial, and Industrial*, a comprehensive set of city-wide guidelines.

The City has a DPA for *Corridors, Villages and Town Centres* that establish objectives for the form and character of new development to enhance commercial areas. However, this DPA has not been applied to North Park Village, ahead of Local Area Planning.

### **Existing Public Space Policies**

The OCP outlines the desired aspects of a Large Urban Village public realm, including tree-lined streets with wide sidewalks, seating, and a central gathering space or plaza.

## Public Space Considerations and Placemaking Guides

City of Victoria encourages the community to utilize public areas for Placemaking. Streets, alleyways, sidewalks, boulevards, parking areas all can serve as a canvas for creating new public spaces. The *Placemaking Toolkit* provides direction, guidelines, and support for realizing placemaking opportunities. Community-led Action is way for the community to come together and create strategic directions for placemaking opportunities and other issues of community importance.



Figure 10: Examples of placemaking: parklet (left); interactive musical installation (right).

## Where We're Headed

Draft Planning and Design Directions for **Urban Design and the Public Realm**

### Multi-family Housing Design Guidance

For design policies and guidance for new residential development, see the *Housing and Urban Design* report.

### Village Built Form Design Guidance

For design policies and guidance for new development in villages, see the *Housing and Urban Design* report.

### Guidance for the Public Realm and Placemaking

The following principles and directions would guide the development of public spaces and of proposed Design Guidelines within villages. These principles and directions build on the unique qualities and identity of North Park village and neighbourhood to guide the next chapters in its evolution.

### Principles for Public Space and Placemaking

1. **Identity:** Create a series of welcoming, diverse and inclusive public spaces that support community gathering, celebrate creativity, reflect the community's identity, and adapt to its changing needs over time.
2. **Great Streets:** Design, locate, and shape buildings to create sunny, welcoming, and walkable public streets with space for pedestrians, patio seating, and greenery. Emphasize Cook Street and opportunities for public gathering along side streets in North Park Village, and Quadra Street including an emerging small urban village near Central Park as key pedestrian areas.
3. **Human Scale:** Design buildings and open spaces to that create visual interest, diversity and identity when approached by pedestrians.
4. **Neighbourliness:** Ensure new buildings are good neighbours within the street and neighbourhood and to existing and future buildings next door.
5. **Urban Forest:** Support a healthy, mature, and continuous tree canopy along all streets with a priority for key gathering spaces, pedestrian routes, and connections to parks and other greenspaces.
6. **Public Spaces:** Create joyful and welcoming public spaces for everyday use and community celebration, incorporating public seating and gathering areas appropriate to the scale of urban villages and commercial corners. Provide opportunities for public spaces or shared use streets at key locations near North Park Village, including North Park Street, Balmoral Street, and corners in general, while also turning the corner to better connect to Franklin Green Park and Pandora/Harris Green.
7. **Incremental and flexible improvement:** Pilot new public space ideas through placemaking in the public realm and/or on private lands. Successful ideas may evolve to become more permanent features for public gathering and enjoyment in the future.
8. **Sustainable Mobility:** Integrate support for sustainable mobility options (walking, cycling, transit, and shared vehicles and reduced on-site parking) into building and public space design.

### Key Public Realm and Placemaking Directions

- Together with the community, prepare a design and seek funding for a new public space in North Park Village that considers the following options and community desires:
  - Assess options off Cook Street at both North Park Street (east) and Balmoral Street (west).
  - Elements to encourage use and provide comfort in all seasons.
  - Diverse opportunities for gathering for people of all ages, abilities, cultures, and lifestyles.

- Heritage elements that reflect the story of the community, including both Indigenous and environmental history in addition to the settlement history that is evident in the built form.
- Pockets to stay and enjoy, as well as routes that allow people to pass through.
- Pockets that support free, public enjoyment of the space as well as opportunities to support the nearby businesses and community spaces.



*Figure 11: Examples of shared use or pedestrianized streets: a pilot/periodic street closure. Changes to Kings Road would accommodate the All Ages and Abilities bicycle route, as well as provide automobile access for businesses and residents.*

- Support the evolution of a future lane directly east of Cook Street between North Park and Grant Streets into pedestrian-friendly space that provides vehicle access and egress for adjacent multi-family housing. This would ultimately be realized through seeking right-of-way acquisitions and frontage works when rezoning occurs (see Mobility section for more details).
- Consider the introduction of parklets (pop-up patios) in parking spaces along Cook Street and/or side streets, where proposed by area businesses.
- Consider expanded sidewalk bulb-outs at corners to accommodate pedestrian spaces, landscape, and public seating near intersections.
- In the design of publicly-accessible spaces:
  - Integrate accessibility principles for all users, including those with different abilities, and to provide a range of spaces and activities for people of different ages, incomes, and interests.
  - Include seating and picnic areas in public spaces that welcome both business customers and the general public.
  - Design for three- or four-season enjoyment, considering shelter from rain, sun, and wind at different seasons.
  - Accommodate small and pop-up events as well as larger community celebrations.
  - Include landscaping, canopy trees, and interactive elements in public spaces.
- Support community-led placemaking initiatives that activate other parts of the village and neighbourhood, including:
  - Temporary or seasonal markets and festivals.
  - Flexible, but more permanent fixtures like kiosks and food trucks.
  - Improved lighting, planters, benches, murals, and other elements of art.



- Outside of North Park Village and existing parks, locations suggested for enhanced placemaking include but are not limited to Vancouver Street along the west side of Royal Athletic Park.



*Figure 12: Examples of partial closure or longer-term transformation into a formal plaza (below, right). Changes to roads in and near North Park Village would provide necessary automobile access for businesses and residents.*

## How We'll Get There

### Implementation Steps for **Urban Design and the Public Realm**

<b>Update the Development Permit Areas and Design Guidelines</b>
For North Park Village and Central Park Village, prepare updated Design Guidelines based on the directions contained herein and in the <i>Housing and Urban Design Report</i> .
<b>Update the North Park Neighbourhood Plan</b>
Update the North Park Neighbourhood Plan to reflect the directions herein.
<b>Updated the Zoning Bylaw</b>
Update the Zoning Bylaw as required to implement directions herein, including related to rental housing and for typical rezonings (e.g., not larger sites) in Urban Villages.
<b>Support a Community-led Action Process</b>
If there is desire from community organizations, introduce a Community-led Action Process to identify additional community priorities and strategies with funding and support identified by the organizations (e.g., for local food and placemaking projects).



Mobility

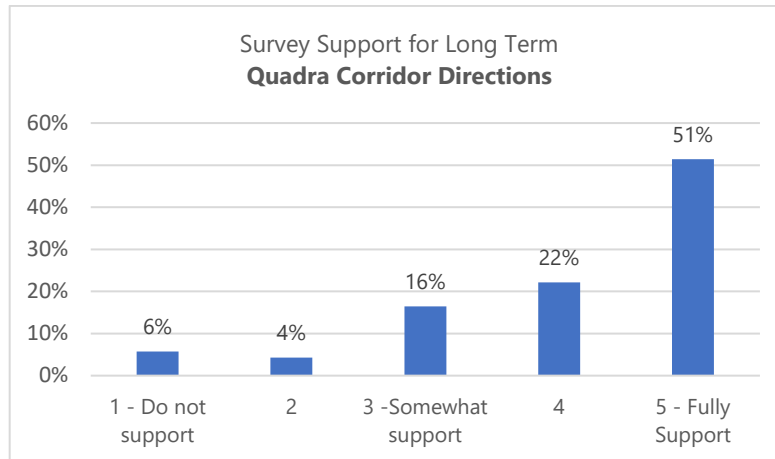


## What We Heard

### Community Engagement Themes for **Mobility**

#### *Quadra Street Improvements and Support of a Cultural Corridor*

The transit service along Quadra Street is highly valued, however, some residents noted that walkability should be a top priority given the numerous cultural and community assets sprinkled along the corridor. Accessibility, safety and comfort along Quadra Street are top concerns.



*"Adding a pedestrian crosswalk at Quadra and North Park. People try and cross there in busy traffic. Making it very risky in high traffic times. Especially in light of the future plans..."*

*"In addition to placemaking, add traffic calming to make streets nice places to visit rather than walk quickly through to get away from the car noise and pollution. Also improve safety by adding protected bike lanes."*

*"Quadra is a big ugly car route and I don't feel assured that it will be less of a big ugly car route with these changes. I'd like to feel confident that there'll be fewer cars than this shows."*

#### *North Park Village and Cook Street Improvements*

Residents appreciate the traffic calming features that have been added to the village in recent years, but still highlighted some areas for improvement. The narrow sidewalks and placement of utility poles present notable problems for those with accessibility issues or young children.

#### *Support for Traffic Calming and Active Transportation Connections*

Residents expressed a desire for increased traffic calming, safety, and active transportation options throughout North Park and surrounding areas.

*"I like the traffic calming, added trees and wider sidewalks."*



## What We Learned

### Policy and Technical Analysis for **Mobility**

The *Official Community Plan* and *GO Victoria*, the City's sustainable mobility strategy, provide the framework for an integrated approach to land use and transportation planning. The broad vision is to align land use planning and transportation investment to create complete, connected communities. Key policy positions include:

- Streets are places for people.
- New growth is serviced by transit.
- Compact land use and densification reinforces sustainable travel behaviour.
- Complete communities centre on multi-modal mobility hubs.

This framework, and the existing and planned mobility conditions and functions (see Maps 5, 6, and 7) inform future planning for both land use and transportation.

### **Quadra Street**

Quadra Street mobility functions include:

- It is identified as part of the Frequent Transit Network (FTN) in BC Transit's *Transit Futures Plan*, connecting downtown and points north. It is one of the busiest Frequent Transit routes, carrying 7,600 passenger trips on weekdays prior to the COVID-19 pandemic.
- It is designated as an emergency route and, north of Hillside Avenue, as a truck route.
- The functional classification is Arterial, and it carries approximately 11,000 vehicles per day between Pandora Avenue and Bay Street, of which 2.2% were trucks of 3 or more axles (2018).

Current conditions on Quadra Street include:

- Sidewalks are generally attached (not separated from the roadway by a planted boulevard). Parts of Quadra Street located in the North Park neighbourhood has sidewalks of approximately 3.5 metres wide and include street trees.
- As an arterial roadway, current bylaws indicate a desired width of 30 metres to support transportation functions, sidewalks, boulevards, and street trees. The current right-of-way (e.g., the public land which includes roadway, boulevards, and sidewalks) is currently 20.12 metres (66 feet) wide, with a roadway of approximately 13.4 metres (44 feet) or wider to accommodate turn lanes or medians. When rezoning of adjacent lands occurs, the City may seek additional right-of-way to enhance sidewalks and boulevards and/or support transportation functions. A corridor study could better refine what is desired.
- Quadra street is currently considered a high crash corridor and targeted for safety improvements, particularly at intersections.
- While not identified as a freight route south of Hillside Avenue, it does experience truck traffic accessing the Bay Street Bridge.
- Most of the corridor allows on-street parking outside of the peak ("rush") hours. Some parking, such as in Quadra Village and parts of North Park, is time-limited.

### **Cook Street**

Cook Street mobility functions include:

- It is a local bus route, carrying two local routes that see an average of 2,000 passenger trips per day (prior to the COVID-19 pandemic). Key destinations along the two routes include Cedar Hill

Recreation Centre, Saanich Centre, North Park Village, Downtown, Vic West and Esquimalt. It is currently designated as part of the local Transit Network.

- The functional classification is arterial (secondary arterial south of Fairfield Road), and carries approximately 17,900 vehicles per day between Pandora and Bay Street, of which 0.4% were trucks of 3 or more axles (2016).
- Outside of the study area, it is a Truck Route (south of Pandora).

#### Current Conditions on Cook Street

- Sidewalks are generally attached (not separated from the roadway by a planted boulevard). In North Park Village, sidewalks tend to be as narrow as 2 metres on the east side of the street, and a little wider on the west side. This is below the desired widths for a commercial area with higher levels of pedestrian traffic and limits the presence and size of street trees. There are some smaller bulb-outs near corners.
- Through the village, alternating medians and turn lanes provide pedestrian refuge at crossings.
- As an arterial roadway, current bylaws indicate a desired width of 30 metres to support transportation functions, sidewalks, boulevards, and street trees. The current right-of-way (e.g., the public land which includes roadway, boulevards, and sidewalks) is currently 20.12 metres (66 feet) wide. When rezoning of adjacent lands occurs, the City may seek additional right-of-way to enhance sidewalks and boulevards and/or support transportation functions. A corridor study could better refine what is desired.
- It is considered a high-crash corridor and targeted for safety improvements, particularly at intersections.
- There is a mix of parking conditions, including time-limited parking in and near North Park Village, unrestricted and residential only north of the village.

#### **Other Corridors, Streets and Connections**

Related corridors and neighbourhood streets mobility conditions and functions include:

- There is an All Ages and Abilities (AAA) north-south cycling on Vancouver Street, just west of North Park Village.
- There is an AAA east-west cycling route along Pandora Avenue, which is also a Frequent Transit Route.



**LEGEND**

Planned | Existing

Priority On-Street AAA

Planned

Long-term AAA Corridors

Long-term Bicycle Network

Large Urban Village

Small Urban Village

New Urban Village (Proposed)

Commercial Corners (Proposed)

Map 5: Approved bicycle network, including All Ages and Abilities network.



**LEGEND**

Proposed | Existing

■ ■ ■ ■ ■ Rapid Transit

■ ■ ■ ■ ■ Frequent Transit

— Local Transit

T Transit Hub

● Large Urban Village

● Small Urban Village

● New Urban Village (Proposed)

└ Commercial Corners (Proposed)

Map 6: Designated Rapid and Frequent Transit Network (2011 Transit Futures Plan, BC Transit).





**LEGEND**

-  Greenway (Designated)

 Greenway (Proposed)

 Key transit corridor in need of pedestrian improvements

 Crossing improvements/  
Proposed new crossings

 Large Urban Village

 Small Urban Village

 New Urban Village (Proposed)

 Commercial Corners (Proposed)

Map 7: Designated Greenways network, with proposed additions and desired crossing improvements.

## Where We're Headed

### Draft Planning and Design Directions for **Mobility**

#### Principles for Integrated Mobility Corridors

- Continue to advance the policy objectives and targets outlined in *GO Victoria*, the City's sustainable mobility strategy:
  - Integrate land use and transportation.
  - Align different transportation networks.
  - Improve multi-modal level of service.
  - Value the public right-of-way to support our goals.
  - Operate and maintain our assets to support these goals.
- Continue to advance the six key priority areas in *GO Victoria*:
  - Achieve Vision Zero to eliminate traffic fatalities.
  - Transform Public Transit.
  - Accelerate Active and Accessible Transportation.
  - Shift to Zero Emissions.
  - Rethink the curb (how we use space adjacent to the curb).
  - Harness data and technology to improve transportation choice and efficiency.
- Consider the unique role of Quadra Street as an Arts and Cultural Corridor in land use and mobility policies and decisions.
- Enhance corridors as places for pedestrians, those using mobility devices, and transit.
- Consider enhancements to mobility for people walking, cycling, or using mobility devices to support the future vision for North Park Village, placemaking features, and improved connections from the village to the surrounding areas.

#### Pandora Avenue

- Continue to advance the prioritization of cycling, walking, and multi-modal movement along Pandora Street.

#### Key Directions for Local Mobility

##### Urban Villages

- Develop Urban Villages Public Realm Design Standards to update existing pedestrian standards, considering desired sidewalk widths to accommodate accessibility, activity, pedestrian traffic, and furnishing and frontage zones consistent with best practices and local contexts.

##### Quadra Street

- Complete a comprehensive integrated mobility study and design for Quadra Street between Pandora Street and Tolmie Avenue, to inform investments to be made through capital programs and adjacent private re-developments, with the following considerations and draft directions:
  - Prioritize investments and development contributions to support walking, frequent transit, and vehicle movement as the priority modes.
  - Define the right-of-way acquisition that would be required through new development to realize the priorities described above, and ways to balance acquisition requirements with envisioned land uses and built forms (as described in related sections).

- Identify priority locations for transit shelter improvements, bus waiting areas, and any additional required right-of-way acquisition that may be needed.
- Identify opportunities to add crossing and other interventions to support safety in key zones, including at North Park Street, in Quadra Village, and near Central Park.
- Consider opportunities for small-scale placemaking on local intersecting streets that could accompany mobility improvements described above.

### Cook Street

- Complete a comprehensive integrated mobility study and design of Cook Street between Pandora Street and Finlayson Street, to inform investments to be made through capital programs and adjacent private re-developments, with the following considerations and draft directions:
  - Prioritize investments and development contributions to support walking, local transit, potential future frequent transit, and vehicle movement as the priority modes.
  - Define the right-of-way acquisition that would be required through new development to realize the priorities described above, and ways to balance acquisition requirements with envisioned land uses and built forms (as described in related sections).
  - Identify priority locations for transit shelter improvements, bus waiting areas, and any additional required right-of-way acquisition that may be needed.
  - Identify opportunities to add crossing and other interventions to support safety in key zones, including in North Park Village (specific considerations detailed in the North Park Village section below), at Royal Athletic Park, and at the crossing of Cook Street at Kings Road.
  - Consider opportunities for small-scale placemaking on local intersecting streets that could accompany mobility improvements described above.
- Together with BC Transit, explore opportunities to increase levels of transit service along Cook Street as the population of the area grows.

### North Park Village

- Create more bike parking in and near the village at public sites, including Royal Athletic Park and the Save On Food Memorial Arena, through the renewal of Crystal Pool, through reallocation of curb space, and through redevelopment.
- On Cook Street in North Park Village (Mason Street to just north of Caledonia Avenue):
  - Through redevelopment seek wider, accessible sidewalks, as well as transit stop improvements or boulevard spaces as applicable.
  - To better facilitate the improvements described above, consider applications to add parklets w, and consider further expansions of features like corner bulbouts where feasible. Where redevelopment occurs, seek wider sidewalks, spaces for street trees, and setbacks for patios on private land to preserve the right-of-way for pedestrians while encouraging lively street frontages.
- On North Park Street east of Cook Street:
  - Continue to monitor the success of the current placemaking features (patios in on-street parking sounds in front of 1107 and 1115 North Park Street).
  - As part of the design of a public space in the village consider a partial closure of North Park Street or Balmoral Street (see Placemaking section for further details).
  - Should a closure and additional placemaking features be designed, funded, and implemented, ensure access to truck loading zones, and consider the parking needs of adjacent businesses.

- Through redevelopment, formalize a laneway to the east of North Park Village that connects Grant Street and North Park Street for the use of businesses and new multi-family housing, as well as public access as appropriate.
- At the intersection of Balmoral and Cook Streets:
  - Consider traffic calming measures, including bulb-outs and other pedestrian realm improvements through the City's Traffic Calming Program.

### Neighborhood and Connections

- On North Park Street between Cook Street and Quadra Street:
  - Prioritize road and right-of-way space for deliveries and movement of small trucks to support existing light industrial businesses and the future vision for ground floor artisan and maker spaces, including through the implementation of a flex space approach that includes adaptable stalls with parking permits (see also key directions for parking below).
  - As sites redevelop, in addition to ensuring right-of-way allocation to support businesses as described above, identify frontage improvements to support walking and accessibility, including wider sidewalks, relocation of utility polls, and landscaping as possible.
- Ensure boulevards and street trees are achieved in new development, including through establishing desired right-of-way to support them in model zones and other city-initiated zoning updates.
- Complete bicycle connectors on Vancouver Street and support community-led placemaking along the route, including the proposed project at Vancouver Street and Caledonia Street.
- For key directions related to Chambers Street see *Fernwood Planning Summary and Key Directions Report*.

### **Principles for Parking Management and Modernization**

- Per the goals and objectives in *GO Victoria*, the City's sustainable mobility strategy, value the City's limited right-of-way to support access for people, sustainable travel behavior and convenient access for high-occupancy, low-carbon, and active travel modes and the efficient delivery of goods.
- Given the limited allocated parking and curb space in and near North Park Village, prioritize parking management to encourage turnover and to align with broader goals, including accessibility, vibrancy, and local economic development.

### **Key Directions for Parking Management and Modernization**

- Create a parking management plan for the village which considers parking management and wayfinding signage, and potential future opportunities at 940 Caledonia Street.
- Encourage the inclusion of an underground, public parkade at the existing parking lot located at 940 Caledonia Street (adjacent to Royal Athletic Park) should the site redevelop for permanent a public use including a community facility, affordable or rental housing (following the conclusion of the current Temporary Use Permit on the site for the Tiny Village).
- Implement flexible approaches to parking along North Park Street that support access and delivery for existing and future maker and artisan spaces.
- As part of a city-wide parking modernization program, seek to implement parking management solutions in and near North Park Village and along Quadra Street in areas proximate to commercial uses, including:
  - Working with neighbours and local businesses to reallocate public space from vehicle parking to bicycle parking, in addition to other placemaking initiatives.
  - Piloting the elimination or modification of resident only parking.



- Piloting time-limited parking that supports improved turn-over of business patrons.
- In the long-term, supporting other transportation demand measures (TDM) to be included in the parking modernization program (including elements like increased and diverse bicycle parking, car share spaces, and others).
- Support updates to relevant bylaws to be included in the parking modernization program that reduce parking requirements for commercial uses where appropriate (e.g., where the use does not require extensive parking and/or where alternative mobility options are highly accessible).
- Seek to implement parking management solutions for new housing, including shared parking, reduced parking requirements, and TDM, particularly for purpose-built rental projects and for housing near large urban villages, active transportation routes and frequent transit routes.

## How We'll Get There

### Implementation Steps for **Mobility**

<p><b>Complete Comprehensive Studies for the Quadra Street and Cook Street Corridors</b></p> <p>The studies would focus on integration of land use, urban design, and mobility, considering short-term strategies and long-term housing needs identified herein, as well as broader city transportation network connectivity, function, and design.</p>
<p><b>Deliver Village Parking Management and Undertake Parking Modernization for New Developments</b></p> <p>Guided by <i>GO Victoria</i>, the City will develop and implement parking strategies to manage existing on-street parking in villages and develop new approaches to parking supply for new developments which balance multiple City objectives.</p>
<p><b>Develop Urban Villages Public Realm Design Standards</b></p> <p>As part of implementing <i>GO Victoria</i> update existing pedestrian standards for urban villages through an integrated consideration of desired mobility and urban design.</p>
<p><b>Update the Subdivision and Development Servicing Standards Bylaw</b></p> <p>Guided by the <i>GO Victoria</i>, corridor studies, and updated Urban Village Public Realm standards, update the desired elements, widths, and frontage works desired in the public right-of-way.</p>
<p><b>Update the North Park Neighbourhood Plan</b></p> <p>Update the North Park Neighbourhood Plan to reflect the community objectives and draft directions herein.</p>
<p><b>Update the Official Community Plan (OCP)</b></p> <p>Update the OCP to reflect any changes in the greenways or active transportation network based on the directions herein.</p>

Housing



## What We Heard

### Community Engagement Themes for **Housing**

#### *Summary Themes – Broader City and Study Area*

The below key summary themes are elaborated in the *Housing and Urban Design Report*.

- Both owners and renters expressed desire for a diverse range of housing choices to maintain a diverse community, meet future needs, and support households of different incomes, family types, ages, and lifestyles.
- Many were also concerned about preventing displacement of current low- and moderate-income residents, although there were differing opinions on the best approach to prevent displacement.
- There was broad support for housing that provides opportunities to live and move more sustainably, including through parking management and recognizing the trade-off between parking, green space, and affordability.
- Specific concerns included:
  - Provision of amenities with new housing.
  - Providing multi-family housing choices in quieter neighbourhoods, not just transit corridors.
  - Inclusion of affordable housing options.
  - Distribution of new housing within the region.
  - High quality design, including form and character, accessibility, green space, and heritage retention.

#### *Support for Improved Housing Choice and Affordability*

Support for more housing choice, diversity, and affordability in North Park was typically grounded in a desire to have diverse housing forms to meet the needs of diverse household types. Residents would also like to see more options for more people to have better access to the services and amenities that villages provide, including sustainable transportation options. Both the City's engagement and the survey promoted by the North Park Community Association found support for higher densities within the anticipated height ranges (e.g. 4 to 6 storeys for much of the neighbourhood east of Quadra Street, north of Pandora Avenue and south of Pembroke Street) if it enabled the inclusion of affordable housing.

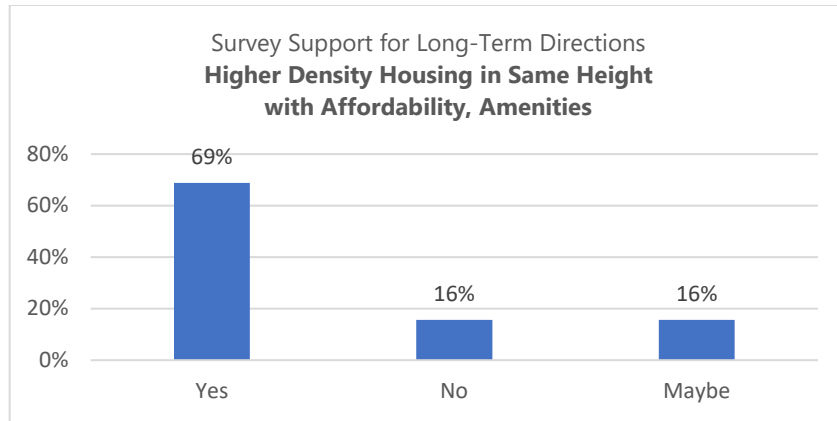
*"I would support higher density and increased height of residential buildings if it means that diverse housing options can be built (row houses, townhouse complexes, condos, apartment buildings up to ~6 storeys)"*

However, feedback also revealed that some residents would prefer not to see further condo developments and micro suites in the area. Residents highlighted the need for more missing middle housing forms, such as row houses, along some arterials in the neighborhood. Generally, residents would also like to see more options suitable and affordable for families including in new multi-family development.

*"I think it's super important to make sure there is accessible and/or non-market housing for families. I also like the idea of encouraging more porches/front yards instead of private backyards to encourage community building and integration."*

*"I love the idea of increasing building height along Quadra but maintaining the homes behind. I think that stand alone homes provide a lot of character and have historical significance."*





*Transitioning from Downtown: Support for Housing with Green and Leafy Streets*

There was general support for new homes and green leafy streets between Quadra Street and North Park Village. Some noted that they would like to see full canopy trees instead of some smaller trees that exist in the area. In addition, others noted that they desired residential buildings to be set back from the sidewalk by an area of landscaping, a key feature they felt would differentiate North Park from downtown.

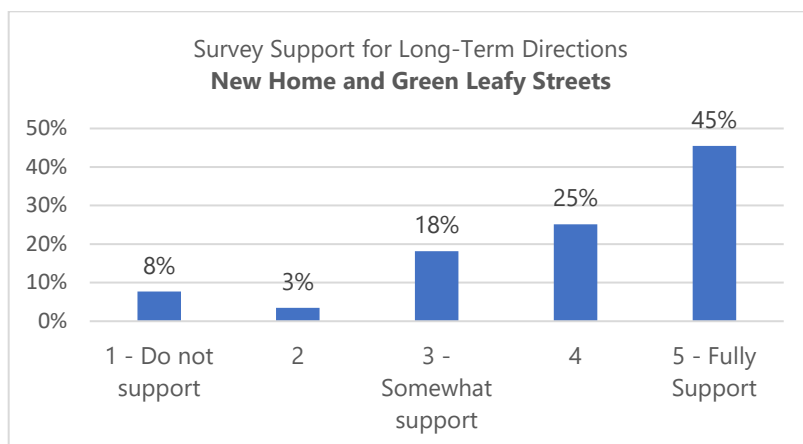
There was broad support for additional car share options and the reducing of parking minimums to encourage more affordable housing. However, some residents noted that any reduced or lost parking would be detrimental to the vibrancy of the village and its business. Others noted that they would like to see the City explore residential parking permits instead.

*"I think that we need full canopy trees that meet over the streets, instead of today's small trees."*

*"Continue making people-places by slowing and reducing vehicles. Eliminate parking minimums."*

*"Excellent idea to encourage use of car share programs and transit passes."*

The potential loss of affordable housing was of great concern to respondents. In both the City's survey and the North Park Neighbourhood Association's survey, participants expressed support for additional density (but not at the scale of downtown) if it meant truly affordable (non-market) housing could be retained and added.



## What We Learned

### Policy and Technical Analysis for **Housing**

#### **Future Housing Needs and Capacity**

The city of Victoria is anticipated to grow by more than 11,000 households between 2016 and 2041. On top of this anticipated growth, there is latent demand in the market today. The city needs to catch up with housing needs today, while keeping up with the anticipated needs of tomorrow.

An assessment of capacity in the *Official Community Plan* (OCP) Urban Place Designations revealed that at a city-wide scale, current capacity falls short by somewhere between 15% and 30%, and that the targets in the OCP's Growth Management Framework related to accommodating growth near walkable urban villages are unlikely to be realized. Through local area planning, the City needs to make room for more housing while considering related objectives, including:

- Creating the "right supply" in the "right places" (providing diverse options for diverse households in areas that reinforce complete communities and sustainable mobility)
- Supporting affordability and equity, both through the development of housing for people of different incomes, and housing that considers housing + transportation costs.
- Minimizing displacement of existing affordable housing stock.
- Meeting the community infrastructure, amenity, and service needs of a growing population.

To continue to preserve the affordable rental and ownership opportunities in and near North Park Village, the OCP's Urban Place Designations should not support rapid redevelopment of such sites. However, the OCP must provide more room for housing in or near the Village to meet the overarching objectives of creating complete communities, advancing sustainable mobility, and improving affordability.

#### **Economic Analysis**

A 2020 land economics analysis found market rental housing was potentially viable to build at densities of between 1.5 to 2.3:1 Floor Space Ratio (FSR) and above in various locations in the study area, depending on the location and approach to parking. The variability in viability between locations occurs mainly because achievable rents vary between areas, while underground parking can significantly increase costs, requiring higher densities to make the development viable.

This analysis represents market conditions as of 2020. It is meant to paint a broad picture as it cannot predict with accuracy what may be viable on any given site, or over time. It assumed that no government subsidies are provided, and profit margins are towards the lower end of the range of what is considered for private financing. Viability is also sensitive to factors such as lot size and pattern (as smaller lots tend to be more expensive per square metre of land area, whose minimum value is set by what buyers are willing to pay for a single-detached residential lot).

The above findings are focused on market rental viability. Generally, a strata development is viable at lower densities than a rental development. If a strata development were developed at the densities mentioned above, it would likely support contributions towards public amenities or housing benefits (affordable housing).

### Areas for Consideration of additional Multi-Family Housing

This section is organized by sub-areas that were explored through engagement as potential areas to add multi-family housing. See the *Housing and Urban Design Report* to learn more about the draft form, density, and design parameters and potential housing needs that would be met.



- ① Off Corridor: North Park West
- ② Cook Street Corridor

#### LEGEND\*

- |   |   |
|---|---|
|  Urban Residential                                       |  Change to Urban Residential                   |
|  Traditional Residential                                |  New Housing Opportunity Areas               |
|  Large Urban Village                                   |  New Mixed-Density Housing Areas             |
|  Core Residential                                      |  Change to Industrial Employment-Residential |
|  Core Business   |  New North Park Core Residential District    |
|  Core Employment                                       |  Large Urban Village Expansion               |
|  Industrial Employment                                 |  Small Urban Village Expansion               |
|  Public Facilities, Institutions, Parks and Open Space |  New Village or Community Corner             |

\*Includes only Designations Shown

Map 8: North Park Multi-family Housing Sub-Areas

## Off Corridor: North Park West (North Park Core Residential District) (#1 on Map 8)

This area currently is designated as either “Core Residential” or “Urban Residential” in the *Official Community Plan*, although the “Core Residential” area between Quadra Street and Vancouver Street shares similar policies with “Urban Residential” areas east of Vancouver Street regarding density and built form. The Core Residential Areas are part of Development Permit Area 10(HC) which applies design guidelines and recognizes the important of several heritage properties, including several church buildings along Quadra Street. Key concerns regarding housing form expressed during engagement are the creation of “green and leafy” streets with street trees and setbacks; inclusions of affordable and non-market housing and avoiding displacement of those with lower incomes; and provision of indoor and outdoor amenities. These locations have a number of attributes that support multi-family housing with policies to address these concerns:

A walkable community and diverse mobility options:

- Very proximate to North Park Village, which provides an array of services and shopping.
- On the shoulder of the Downtown Core, and within close walking distance of downtown.
- Proximate to local transit routes, future frequent transit routes, and the downtown which acts as a transit hub for the region.
- Along All Ages and Abilities cycling routes.
- Added population will boost the success of local businesses and support transit investments.

Close to existing and future amenities:

- Area identified for investments in community facilities (including a new library branch, a new North Park Community Centre and a renewed Crystal Pool).
- Regional amenities are available in and near the downtown.
- There are several parks within walking distance, including Central Park.
- This area is identified in the OCP as an area for a new park space, as well as being identified as an area for creation of community centre space which is being explored.

Suitable to diverse household needs and forms:

- It provides the opportunity for multi-family housing off corridors, which is strongly desired by many renters and those living in multi-family housing.
- It is one of the most walkable locations within the Victoria region.



Figure 13: Concept for “green and leafy streets” in off-corridor housing on the downtown shoulder.



### **Cook Street Corridor (#2 on Map 8)**

This area relates strongly to North Park Village and housing here would provide opportunities to live in a walkable neighbourhood and support the success of that village. It largely offers many of the same benefits as outlined for the Downtown Shoulder, above. Specific attributes include:

- A walkable area in close proximity to three urban villages (Quadra, North Park and Fernwood villages) and not far from the Downtown Core.
- Access to mobility options, including Frequent Transit Network (on Quadra Street with future service on Bay Street) and All Ages and Abilities bicycle network. If Cook Street is considered for Frequent Transit in the future, housing has potential to integrate future land use and transit objectives.
- There are several parks within walking distance, including Central Park, Stevenson Park, and Blackwood Park, as well as the Fernwood Community Centre. North Park has been identified in the OCP as an area for a new park space, as well as being identified as an area for creation of community centre space which is being explored.

### **Bay Street Corridor (#3 on Map 8)**

Proximate to two Frequent Transit corridors, downtown and several urban villages, the Bay Street Corridor offers many of the same locational characteristics as the areas above. In addition to several parks in walking distance, the OCP identifies North Park Neighbourhood as a place to seek additional parkland, and the *Key Directions for Hillside-Quadra* present opportunities for adding green space between Bay Street and Hillside Avenue.

Many lots front onto both Bay Street and Empress Avenue. There is a mix of building types in the area, including character houses typical of North Park. Double-fronting lots provide the opportunity to develop new housing in a way which is sensitive to existing buildings of heritage merit.

## Where We're Headed

### Draft Planning and Design Directions for **Housing**

The areas explored through community engagement and policy, technical, and urban design analysis are proposed to be updated in the *Official Community Plan* to make room for additional multi-family housing.

Draft directions for forms, densities, and design parameters are detailed in the *Housing and Urban and Design Report*. The draft directions in that report are intended to make room for additional housing of varied forms and tenures in locations that help to advance sustainability and equity objectives and have received support from the community. The directions would be implemented through policy updates, design guidelines, and zoning bylaw amendments.

#### Key Directions

- See the *Housing and Urban Design Report*.

## How We'll Get There

### Implementation Steps for **Housing**

<b>Update the North Park Neighbourhood Plan</b> Update the North Park Neighbourhood Plan to reflect the community objectives and draft directions herein and in the <i>Housing and Urban Design</i> report.
<b>Update the Downtown Core Area Plan</b> Update sections of the Downtown Core Area Plan related to North Park as required to reflect the community objectives and draft directions herein and in the <i>Housing and Urban Design</i> report.
<b>Update the Official Community Plan (OCP)</b> Update the OCP as required to reflect the draft directions herein and in the <i>Housing and Urban Design</i> report.
<b><i>See Housing and Urban Design Report for additional implementation steps.</i></b>

Parks, Facilities, and Community Assets

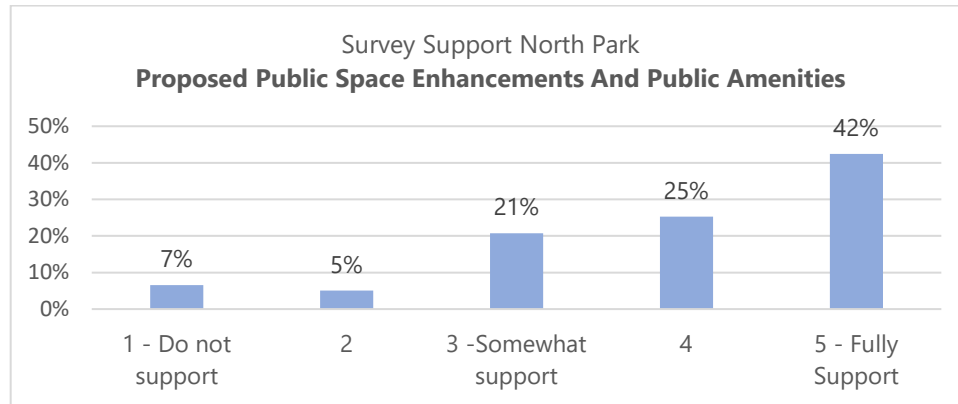


## What We Heard

### Community Engagement Themes for **Parks, Facilities, and Community Assets**

#### *Overall Support for Proposed Public Space Enhancements and Public Amenities*

A majority of respondents expressed support for the range of public space enhancements and community amenities proposed in the survey and which are detailed in the following sections.



#### *A Desire for Enhanced and Formalized Public Use Space*

Residents expressed appreciation for Crystal Pool and Central Park and highlighted its importance to the community. Many residents continue to express anxiety regarding the replacement of the pool and the future of Central Park. Many residents continue to note the need for a North Park community space.

*"Crystal pool is an important part of North Park that has been missed for a while now. the park is great, the Steve Nash court is great and well used, and we need a public pool."*

Some residents highlighted the Curling Club as an important community gathering space for the neighbourhood and city at large. Respondents noted its unique character and comfortable, casual feel. Many expressed desire for the Curling Club use to remain if the site was to redevelop.

*"Ensure that with any changes to the curling club, curling remains with food and beverage. It's a very unique community gathering space."*

*"I support new uses for the curling club site as long as the Victoria Curling Club can still use it for curling! Our roller derby league was able to use the floor during the summer this year, as well, and that was great so it would be cool if more community groups could access spaces like this year round."*

Residents appreciate Royal Athletic Park (RAP) as a local and regional asset and the ability to walk, bike, or transit to local games and events. However, many residents expressed their frustration that RAP does not fully serve the local neighbourhood. Residents noted that for a large greenspace, public access is extremely limited (though more programming and events have occurred more recently as part of the COVID-19 pandemic response). Others felt that the design of the park, particularly the walls and fencing was most problematic and that a redesign that supports existing functions while providing more visual access and some open public space would be better.

*"Royal Athletic is a large greenspace, but it feels exclusive - how can it be more welcoming and not so (really) fenced off from the neighbourhood."*



In a survey conducted by the North Park Neighbourhood Association (NPNA), a significant majority (86%) of respondents felt that RAP should be open for activities other than paid admission events. Residents continue to highlight that North Park does not have a dedicated community space like other neighbourhoods in the city.

*"It seems such a shame that Royal Athletic Park is inaccessible to citizens MOST of the time. Aside from summer baseball games and the occasional concert or beer garden, that giant green space sits fenced off and empty day after day, year after year."*

*"If Royal Athletic Park is going to continue to be included in our green space allotment, then it should be open to the public 24/7 or turned into social housing. A fenced off, admission only park in the least affluent neighbourhoods in Victoria is not demonstrating equity."*

## What We Learned

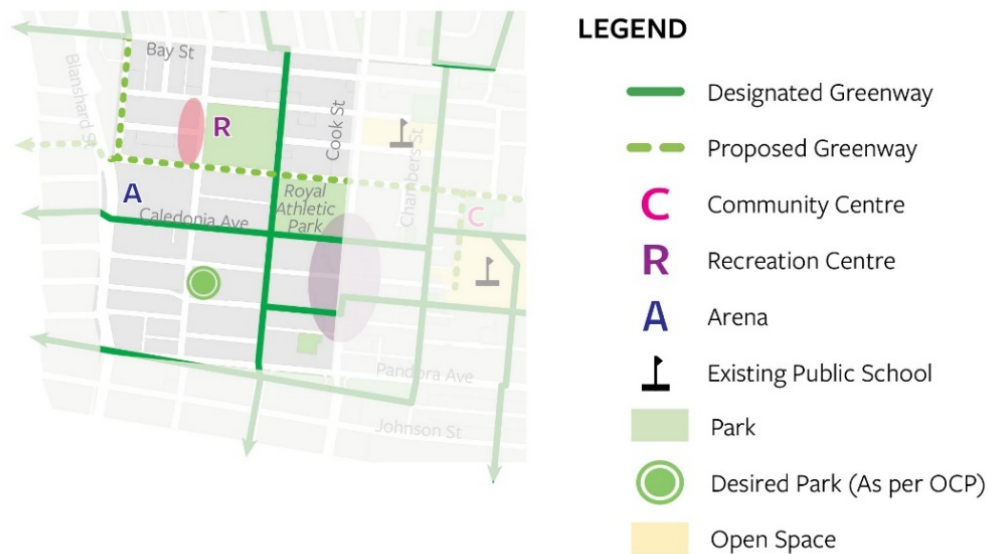
### Policy and Technical Analysis for **Parks, Facilities, and Community Assets**

#### **Parks and Open Spaces**

The City's *Parks and Open Space Master Plan* provides a high-level road map guiding planning, management, and investment over 25 years. It includes priority short-term, medium-term, and ongoing actions. Individual parks and open spaces may have a park improvement plan to guide improvements. Funding for municipal park improvements comes primarily from the City's tax base or capital reserves. New development also contributes Development Cost Charges (DCCs), which can help to fund park improvement and acquisition based on needs generated by the anticipated population increase.

Parks and Community Assets in the Area (see also Map 9)

- Central Park
- Crystal Pool and Fitness Centre
- Franklin Green Park
- Royal Athletic Park
- Curling Club



*Map 9: North Park Parks and Open Spaces, Current*

The *Official Community Plan* (OCP) calls for 99% of Victorians to have a park or open space within 400m of home by 2041. While North Park as a whole meets this target, the OCP seeks a proposed park in the neighbourhood that has yet to be realized.

The *Parks and Open Space Master Plan* reflects a theme that was common throughout engagement – the desire to locate a water/spray park in the northeast area of that city because of the limited access to the waterfront.

Though some opportunities to add pockets of green space or environmental enhancement were identified through this process, the emphasis for this area is around improving existing assets for greater public use.

## Community Facilities and Assets

The City owns the Royal Athletic Park stadium which is used seasonally by the Harbour Cats Baseball Club as well as other organized sport clubs. It is also used for events and festivals. As part of the COVID-19 pandemic response, the park was opened for programmed outdoor use, a function which the City will continue. In 2022, 190 days are booked for activities, including public health and wellness programming. The City also owns Save-On-Foods Memorial Centre which is operated by RG Properties on behalf of the City, through a long-term contract. The Victoria Curling Club is owned and operated by a non-profit society on land owned by the City.

## Local Food Systems

Mason Street Farm is a privately owned and operated urban agriculture enterprise which supplies local food and seedlings to variety of businesses and organizations, as well as a seasonal farm stand. It operates on leased private land. A smaller commons garden exists in Franklin Green Park, maintained by the North Park Neighbourhood Association; and the Victoria Immigrant and Refugee Centre Society (VIRCS) operates a small pollinator garden in the neighbourhood.

A food and vendor market (not exclusively a farmers' market) was established by the North Park Neighbourhood Association in 2020-2021, and there may be opportunities to expand or partner with these offerings. While we heard interest in a Farmers' Market in various neighbourhoods, the viability of a farmers' market depends on capacity and broader demand. A more comprehensive process led by stakeholders to identify a potential market in Victoria's central/northern neighbourhoods might be most appropriate.

The *Growing in the City* urban agriculture program is comprised of several program streams to support community-based initiatives. This model provides local residents with a wide range of benefits including social opportunities and access to healthy food through the establishment of community gardens, orchards, and boulevard gardens on public and private lands. The City provides gardening materials, offers licenses for gardening on public land, along with guidance for boulevard gardening. The City also offers voluntary guidelines to inform food production in multi-family development (food production spaces are one possible use within open spaces identified in various design guidelines documents to encourage sociability and amenity space in multi-family housing).

## Planned City Initiatives

The City has identified and will be undertaking a number of actions that will contribute to amenities in the area. Some of these actions are not place-specific, but have been identified in one or more plans or projects including:

- Developing a Community Centre for North Park
- Locating a library branch in the north part of the city.
- Replacing or renewing the Crystal Pool and Fitness Centre
- Consulting on the establishment of a city-initiated community garden within the city.
- Expanding grant streams to support the establishment and operation of community-initiated community gardens.
- Strengthening the Tree Preservation Bylaw (completed 2021) which includes protections for trees on private lands.
- Developing neighbourhood tree planting plans.
- Development of a Neighbourhood Learning Centre at Vic High by School District 61.

The future of the Crystal Pool and Fitness Centre is a key issue for the North Park neighbourhood. This item is listed as an action in the City's *2019-2022 Strategic Plan*.

## Where We're Headed

### Draft Planning and Design Directions for **Parks, Facilities, and Community Assets**

#### Principles for Parks and Open Spaces

- **Protect the environment:** Parks and open spaces protect and improve native ecosystems and help the city adapt to climate change.
  - Increase protection and enhancement of native ecosystems in parks and open spaces across the city.
  - Improve sustainability and ecosystem services.
  - Mitigate and adapt to climate change.
- **Foster engaging experiences for everyone:** The parks and open spaces system meets current and future needs of Victoria residents, provides a range of different experiences, encourages active living and is multi-functional, inclusive, and accessible.
  - Parks and amenities are equitably distributed and well maintained.
  - Expand the variety of experiences and activities within the parks and open spaces system.
  - Parks and open spaces offer a wide variety of activity spaces that contribute to the health and wellness of residents and engage youth and children.
  - Improve and maximize the utility of existing sports amenities.
  - Encourage community gardening and local food production by providing multigenerational, collaborative opportunities for learning and growing.
  - Parks and amenities are easy to find and well-connected by pedestrian and cycling routes.
- **Celebrate Victoria:** Special places and amenities in the parks and open spaces system animate the city and support events for residents and visitors.
  - Parks and open spaces highlight Victoria's unique features and character, and support arts, culture, and tourism.
- **Strengthen partnerships:** Community members, stewards, and partners help enhance all parks and open spaces in the city.
  - Collaborate with owners of public green space, other partners, and volunteers throughout the city to maximize community benefits.
- **Maintain and enhance the Urban Forest:** The urban forest, habitat, and native ecosystems are maintained and enhanced per the directions in the *Urban Forest Master Plan*.

#### Key Directions for Parks, Open Space and Community Facilities

- Through the establishment of new parks or development of park improvement plans, consider the following community priorities:
  - Creating a water or spray park and/or other water features that help draw people to and animate the space.
  - Incorporating more benches, tables, and sheltered areas for weather protection and seasonal comfort in parks and public open spaces.
  - Incorporating public washrooms and drinking fountain facilities.
- Through parks and facilities planning and partnership, seek to locate indoor and outdoor spaces for Indigenous gathering and cultural practice within the central neighbourhoods of the city.
- Through planning for arts and culture facilities and implementation of the Music Strategy, consider the location of an outdoor space designed to accommodate small-scale, outdoor music performance in the northern/central neighbourhoods of Victoria, complementing the Cameron Bandshell at Beacon Hill Park.



- Seek to establish a new park or significant public open space in the North Park neighbourhood per the direction in the *Official Community Plan* and the *Parks and Open Space Master Plan* and consider the community priorities noted above.
- Seek to establish a smaller linear public open space along the west side of Royal Athletic Park, which works in conjunction with the All Ages and Abilities bicycle route, the functions of the RAP facility and future opportunities at the 940 Caledonia parking lot.
- Continue to consider improvements to Central Park. If the Crystal Pool is relocated or redeveloped, engage the community on the development of a comprehensive site plan or park improvement plan and consider the community priorities noted above, in addition to the following:
  - Reinforcing and enhancing the park for multi-cultural, multi-generational use.
  - Improving drainage.
- Consider future enhancements to Franklin Green Park through a park improvement plan that considers the community priorities noted above, in addition to the following:
  - Improving management of pet zones and added protection to the off-leash dog area.
  - Preserving and enhancing the pickle ball court.
  - Enhancing its role as a place for picnicking and gathering for residents.
- Consider future enhancements to Pandora Green / Harris Green and consider ideas developed during the Pandora Green Charrette.
- Work with the Victoria Curling Club to identify additional opportunities for public use of the facility.
- Identify future opportunities for regular public access and programming at Royal Athletic Park.
- Support community initiatives to explore opportunities to create small green spaces, pockets of nature or food production on underused lands, including through placemaking programs and the *Growing in the City* program.
- Better connect green spaces to one another and to areas of higher-density housing through new greenways (see Mobility section).
- Seek to add community centre space to serve North Park and area residents.
- Consult with the community on the extent and nature of indoor amenity spaces at future development at 930 Pandora Avenue.
- Consider the potential for a public building, whether a community facility or affordable housing, at the 940 Caledonia Parking lot in future.

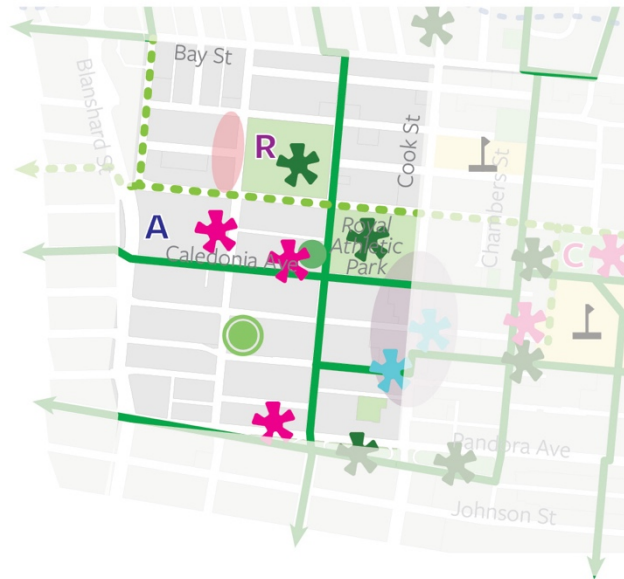
### **Principles for Local Food Systems**

- Build on the strong network of community food systems in North Park to reflect the values of food security and sustainability.
- Continue to support opportunities to grow, access, and learn about food close to home and encourage the prioritization of equity, diversity and inclusion in food, cooking, and gardening programs.

### **Key Directions for Local Food Systems**

- Support community-led efforts to enhance or establish additional community gardens (including allotment gardens, commons gardens or community orchards) and to develop other community-led gardening initiatives (such as boulevard gardening and urban food trees), through the *Growing in the City* program.
- Support community programs to distribute food and enhance food security, including “Good Food Boxes”, community supported agriculture, and others.
- As part of any future community facilities, support additional capacity for commercial kitchen uses and space for family meal programs, community teas and other social connections around food (e.g., “Family Dinners,” cooking programs, or social enterprises).

- Support the development and enhancement of public spaces that includes opportunities to share, sell, and grow food.
- Support the continued use of the Mason Street Farm as Urban Agriculture enterprise or location.



### LEGEND

	Designated Greenway		Park
	Proposed Greenway		Desired Park (As per OCP)
	Community Centre		Open Space
	Recreation Centre		Plaza or Formalized Public Space (Proposed)
	Arena		Community Use Space (Proposed)
	Existing Public School		Desired Enhancement to Park or Open Space

Map 10: Desired Parks, Open Spaces, Community Facilities and Greenways enhancements

## How We'll Get There

### Implementation Steps for **Parks, Facilities, and Community Assets**

<b>Update the North Park Neighbourhood Plan</b> Update the North Park Neighbourhood Plan to reflect the community objectives and draft directions herein.
<b>Consider Opportunities for Community Gardens</b> Consider additional gardens through the City's community-led, city-supported food systems initiatives, as well as consideration of a City-initiated, community-managed garden within the city.
<b>Seek Dedicated Cultural Spaces for Indigenous Residents</b> As opportunities arise, seek partnerships to create cultural spaces for Indigenous residents in the centre of the region.
<b>Consider Opportunities Through a Parks Acquisition and Development Plan</b> Continue to explore opportunities for land acquisition or access to greenspace for public use, through a park acquisition/development plan, or as opportunities arise (including through major rezonings or partnerships).
<b>Support a Community-led Action Process</b> If there is desire from community organizations, introduce a Community-led Action Process to identify additional community priorities and strategies with funding and support identified by the organizations (e.g. local food and placemaking projects).
<b>Identify Community Facilities Needs and a Strategy for Creating Them</b> Include North Park in consultations scheduled on the proposed public amenities at 930 Pandora Avenue scheduled for 2021-2022.