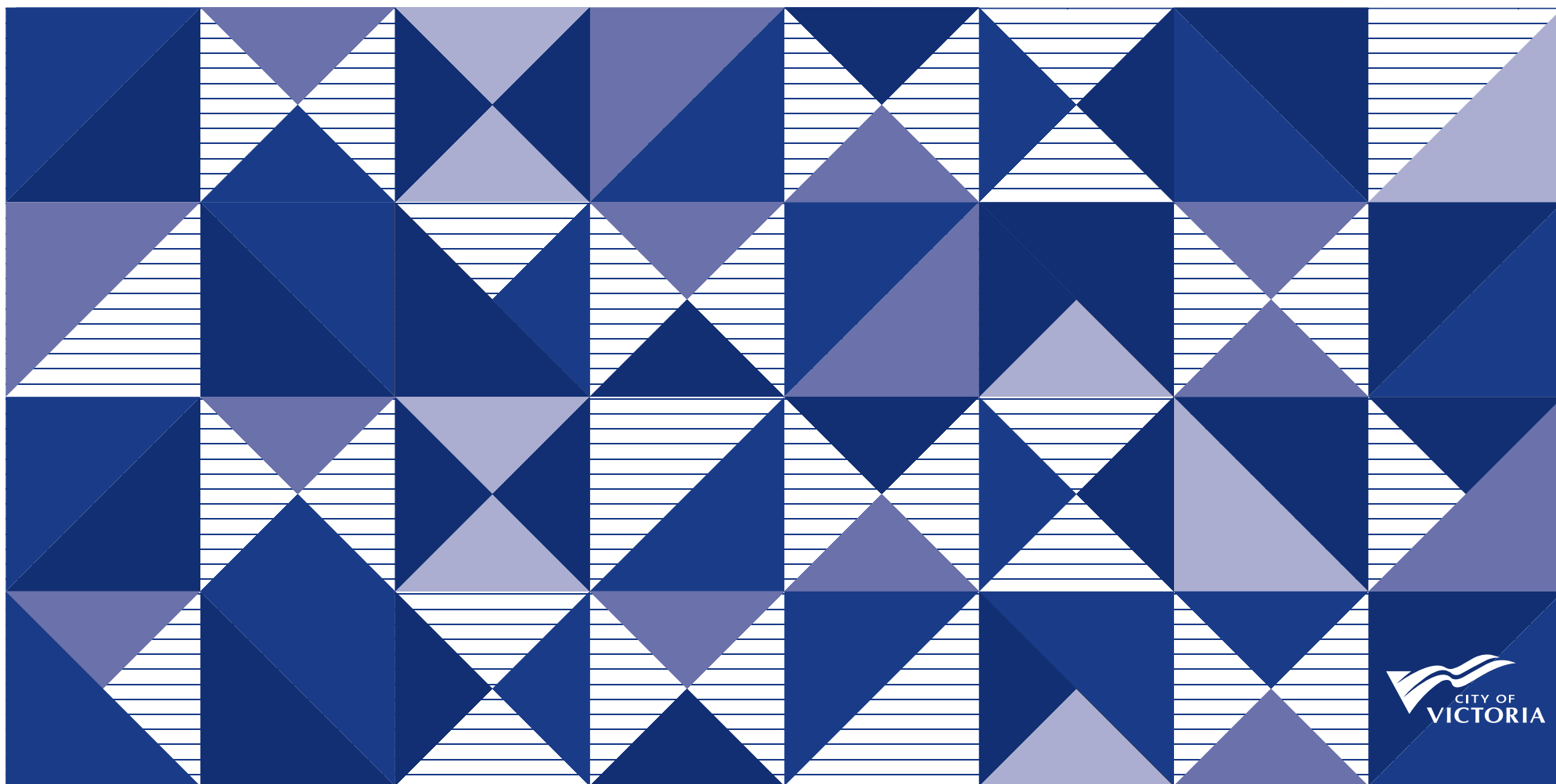


2022

North Park

Neighbourhood Plan | City of Victoria

*Note: Red text reflects key updates since
the last phase of engagement.*



Publishing Information

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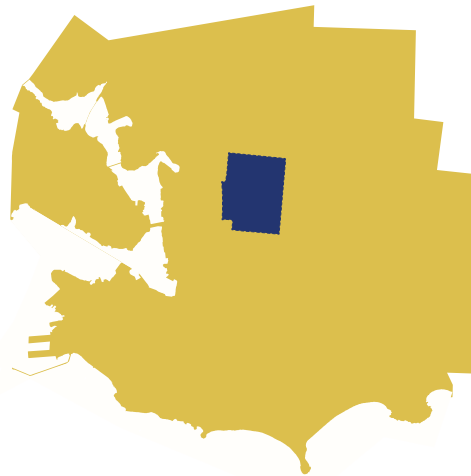
THE CITY OF VICTORIA IS LOCATED ON THE HOMELANDS OF THE SONGHEES AND ESQUIMALT PEOPLE.

What is a Neighbourhood Plan?

This is the Plan for North Park 2040

Long-term Plans Working Together

Local area plans, like this neighbourhood plan, work together with the city's *Official Community Plan* (OCP) and other city-wide plans and policies to guide the evolution of communities over the next 10 to 20 years and beyond. The OCP provides a vision and goals to guide future growth and change, meeting the needs of residents today and the future. Local area plans describe how that vision will land in the neighbourhood, while preserving and enhancing the community identity.



Keeping Up and Catching

Up: Between 2020 and 2040, Victoria will add 11,300 new households. Meanwhile, the City has some catching up to do to meet the housing needs of existing residents, including for those who cannot find suitable or affordable housing today.



Addressing Climate Change:

As we plan for the evolution of Victoria and its neighbourhoods to meet current and future needs, we have a chance to rethink the way we live in and move around the city. By locating the right housing in the right places we can reduce greenhouse gas emissions and make our city more resilient to climate change.



Advancing Equity, Diversity

and Inclusion: Planning for incremental change also provides an opportunity to ensure we're creating a community for everyone - one with diverse housing choices where all residents can live in walkable, vibrant neighbourhoods and reduce the combined costs of housing + transportation.

Where Are We and How Did We Get Here?

This plan was drafted together with the community.



Early Engagement

Between January 2020 and March 2020, the City explored Issues, Opportunities, and Big Ideas together with the community. Over 1,000 residents provided ideas and insights. The result was a sampling and illustrative synopsis of what people love about Fernwood and Fernwood Village, and what they would like to see improved in the future. See the Early Engagement Summary Report for details.

Planning Together

In the fall of 2020, the City hosted a series of planning and design workshops with the community. The workshops built on what we heard through early engagement, and what we learned through technical studies and analyses to develop draft concepts together with the community.

These concepts were then presented to the broader public for review and feedback through a diverse and far-reaching Virtual Open House, focus groups, and online surveys.







Reviews and Revisions

Based on the first two stages of engagement and policy and technical analyses, a draft plan was prepared and presented to the public for review. Based on community input, the plan was revised and presented to Council for consideration.

Implementation

The approved plan will be implemented over time as budgets allow and opportunities arise. The plan may be amended periodically according to the overarching Official Community Plan's adaptive management framework.

Big Moves for North Park

-  Large Urban Village
-  Support artisan production
-  Commercial corner or new village
-  Making room for housing
-  Placemaking or formalized Public Space
-  Key pedestrian and active transportation routes





1. Envision a Quadra Cultural Corridor

What we heard

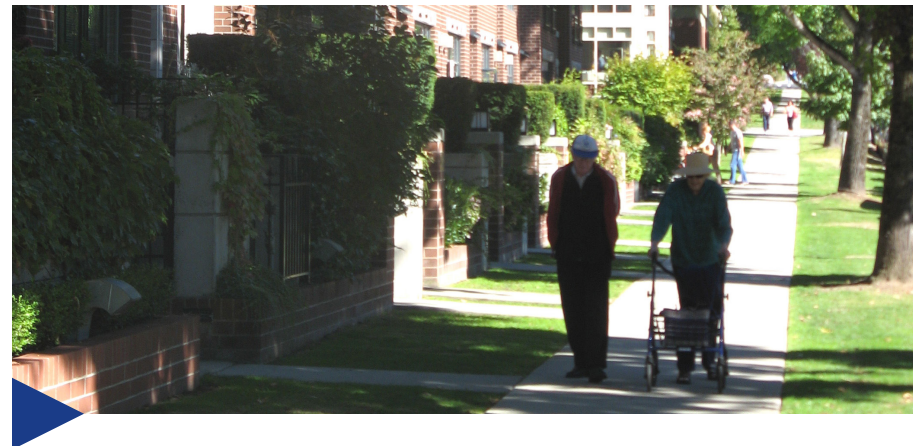
The community identified the many community and cultural assets along Quadra Street, from the Royal Theatre downtown up to the dance studios north of Quadra Village. Residents would like to embrace these assets and enhance the corridor with new activity, while transforming into a comfortable place for pedestrians, with new opportunities for housing and local businesses. The preservation and views of the heritage assets near the downtown is a priority.

What we learned

- Quadra Street is an important bus route.
- The area along Quadra Street near Central Park can accommodate new businesses without impact existing local businesses.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Sections on Central Park Village and Mobility.**



2. New Housing on Green, Leafy Streets

What we heard

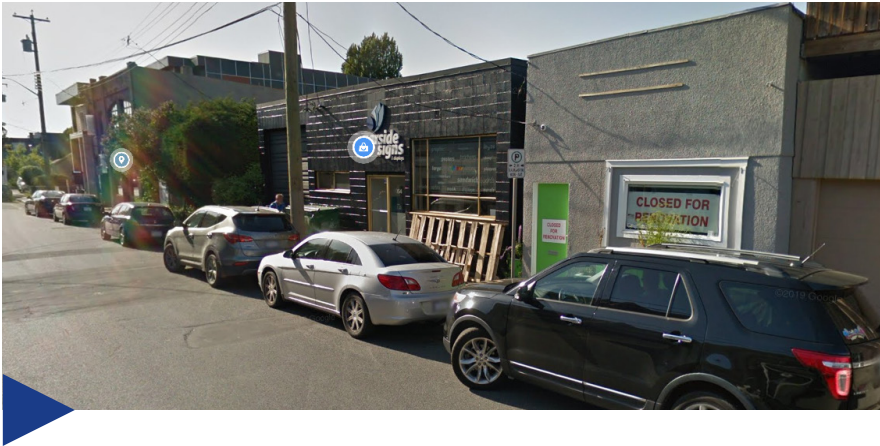
While the crossover between North Park and the Downtown Core provides benefits to the North Park community, North Park residents desire a built form that is distinct from the towers of Downtown. New housing is desired for diverse households but residents want a more residential feel, with room for landscaped boulevards, street trees, and front doors that provide better connection to the community.

What we learned

- We need to catch up with housing needs today and keep up with future needs as 11,300 households form between 2020 and 2040.
- The residential area east of Quadra Street can support multi-family housing forms, including rental, but may require flexibility on things like parking requirements to achieve desired forms.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Section on Housing and Housing Design.**



3. Support Space for Makers, Artisans

What we heard

The maker spaces and artisans that operate in and near North Park Village reflect the community's unique identity, provide good jobs and space for creativity. There is desire to support these types of uses into the future, specifically along North Park Street. The need for housing and public realm improvements was also noted.

What we learned

- North Park Street is home to some of the limited stock of light industrial land in the city, and is important to the local economy.
- Innovative approaches to co-locating light industrial and residential uses in a neighbourly way are being explored elsewhere in BC.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Section on North Park Street Artisan Area.**



4. Enhance and Expand Access to Parks

What we heard

North Park residents desire more access to green, open spaces. Central Park was identified as an important community asset, serving as a multi-generational gathering place. The nearby Royal Athletic Park is viewed by some as a regional asset with limited local use, that could be better designed and programmed to serve the local community.

What we learned

- The community's desire for more access to open space is reflected in the *Official Community Plan*, which identifies the need for an additional park or open space serving North Park neighbourhood.
- The community values programming by the City and Community Association at Royal Athletic Park has been provided in recent years.
- A new community centre s being planned in this neighbourhood.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Section on Parks, Facilities, and Community Assets.**



5. Envision a People Focused Village

What we heard

Residents appreciate the variety, age, and size of buildings in North Park Village which allow for a diversity of businesses to thrive. There was general support for some redevelopment to support public space improvements, but some residents highlighted that the level of change and density taking place in nearby Harris Green is not suitable for North Park. Community members highlighted a desire for more trees, and concern for the parking needs of local businesses.

What we learned

- Narrow sidewalks with obstructions run through most of the village and public spaces are limited.
- Businesses in the village today rely on patrons who arrive by foot, bike, bus, and car.
- While the footprint of the village will largely stay the same, some additional business space could be supported within it.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Section on North Park Village.**



6. Create Lively Public Spaces

What we heard

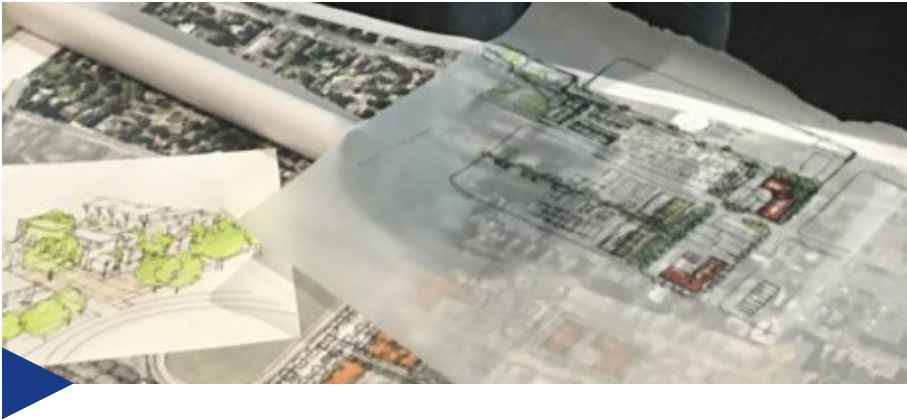
Having a central public gathering space in North Park Village was a theme that carried throughout engagement. Residents and businesses see the need for a public plaza that can support a diversity of everyday and special event activity. Near term ideas, like partial or temporary street closures were proposed. In the longer term, a more permanent plaza through redevelopment is desired.

What we learned

- The North Park Community Association worked with the City to establish a plaza along the Vancouver Street cycling route.
- Murals continue to be added throughout the community.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Sections on North Park Village and Public Space and Placemaking.**



7. Future Planning

What we heard

Residents may desire additional opportunities to work together to advance other community desires and initiatives, like the location of new community gardens, support for community programs and initiatives, events and markets, and consideration of services to support marginalized, or struggling members of the community.

What we learned

- Subjects of community interest can be advanced by the community with City support through a process like the Neighbourhood Action Guide and ongoing grants and programs.
- City-wide initiatives that work to advance Equity, Diversity, and Inclusion, can engage the North Park community on their unique perspectives and circumstances.

Where we're headed

Visit engage.victoria.ca to sign-up for updates related to initiatives you care about. To learn more about Neighbourhood Action Guides, contact your Community Association or the City's Neighbourhoods Team.



Community Identity

Understanding what is important to North Park residents was a cornerstone of the engagement for this plan. People described what they love about their community and what they hope to love about it in the future. The word clouds on the following page provides a sense of community identity and what is most valued about North Park.



Guiding Principles and Objectives

Together with the community identity word cloud, the below principles and objectives should be considered when implementing this plan.

1. Advancing equity, diversity, and inclusion.
2. Making room for everyone.
3. Recognizing North Park's role in supporting the city's marginalized residents.
4. Recognizing the community's need for multi-functional, inclusive gathering places.
5. Envisioning the evolution of North Park that is distinct from Downtown, with opportunities to grow the urban forest and foster local connections.
6. Supporting space for makers, artisans, and creative entrepreneurs that have been part of North Park's history and emerging culture.



About the North Park Neighbourhood

North Park Today

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. Many of North Park's residents benefit from its proximity and connections to the downtown core and North Park Village.

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.

Map 1: North Park Boundaries



The neighbourhood is bounded by Bay Street to the north, Pandora Avenue to the south, Cook Street to the east, and Amelia Street, Blanshard Street, and Dowler Place to the west.

About North Park

Community Make-up

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.

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%).

See the Neighbourhood Snapshot on page 14 for more statistics.

Community Service and Growth

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.

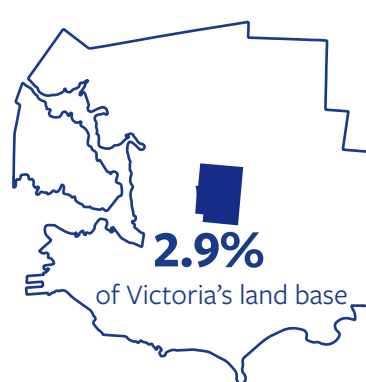
The City recently acquired land at 930 Pandora Avenue for the purpose of creating housing and amenity space. **The site may have the potential to accommodate approximately 200 units of rental and supportive housing in partnership with the Capital Regional District and BC Housing, as well as a community amenity space for North Park and Downtown neighbourhoods.**

In recent years, parts of North Park, as well as other areas within the city, have housed temporary shelters for those without stable housing. During the COVID-19 pandemic, Central Park was used for temporary sheltering by several individuals experiencing homelessness. **In 2021, Community organizations, The Coalition to End Homelessness, BC Housing and the City, worked together with support from the community to establish "tiny homes" at 940 Caledonia, a City owned parking lot across from Royal Athletic Park to support those without stable housing.**



About North Park

Neighbourhood Snapshot



Median Age



Average household size



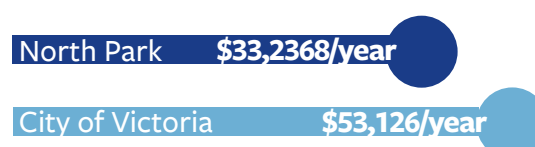
% Total of households that have children at home



Low-income Households



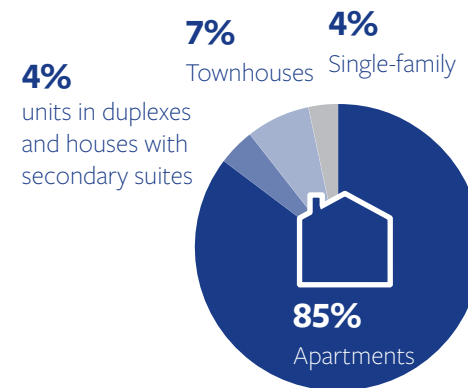
Median Household Income



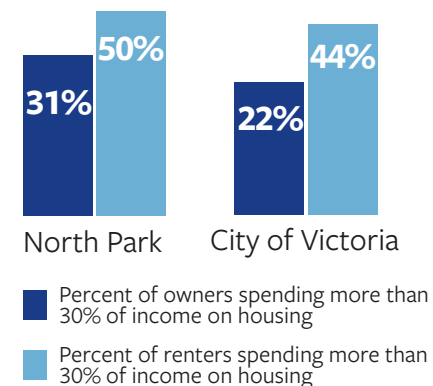
% Households that are one-person households



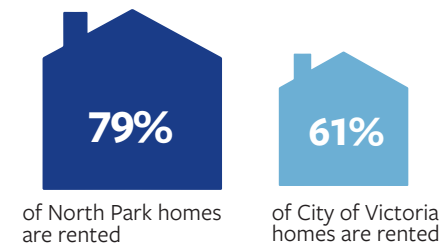
Housing Types



Housing Affordability



Rental Housing



About North Park

Downtown Context

North Park is on the shoulder of Victoria's downtown, an important area for accommodating growth and realizing the Official Community Plan's Growth Framework targets. As such, parts of the neighbourhood are subject to the Downtown Core Area Plan (DCAP), as shown on Map 3.




The area, generally west of Quadra Street and fronting Pandora Avenue is designated Core Residential. The DCAP provides guidance for development in these areas, including a density bonus framework and design guidance aligned with the envisioned development of downtown. The DCAP also provides direction for the conservation of heritage assets along Quadra Street.

This plan sets the land use and framework for areas east of Quadra Street and north of Mason Street, as well as the overarching objectives for the community as a whole.

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



Legend

-  North Park
Neighbourhood Boundary
-  Portions of North Park within the
Downtown Core Area
(Residential Mixed-Use District)
-  Areas subject to the Downtown Core
Area Density Bonus Framework and
Design Guidelines



About North Park

History and Heritage

North Park is one of Victoria's oldest neighbourhoods, and it has always had a diverse character and diverse residents, with a variety of building styles, types and uses.

Many prominent members of Victoria's Chinese community have called North Park home, building homes on the neighbourhood's leafy streets as the early farm estates were subdivided.

Parts of North Park's history is still evident in its built form, notably along Quadra Street in the form of older church buildings, in addition to several older character homes near Central Park. More recently, North Park has become one of Victoria's more diverse neighbourhoods, and places of worship for different faiths have been established.

This plan encourages considering and responding to North Park's history and heritage context when designing new buildings, spaces and amenities.

See the Moments in History on page 17 for more of Fernwood's history.

North Park Heritage Features Map

The Heritage Features Map (Map 2 on the following page) illustrates some key heritage features in the neighbourhood. The map recognizes the numerous registered and designated heritage properties in the neighbourhood, particularly in and near Fernwood Village, in addition to a number of older character homes and heritage features.

The map is a useful tool in considering the past and present identity of the neighbourhood, and how it can inform and shape its future.

However, it is important to note there are limits to what is shown on the map, or what is otherwise known, understood, and valued about Fernwood's history and identity. For example, heritage of Indigenous and immigrant communities is often not evident in the built form - this may be referred to as intangible heritage.

Victoria's Official Community Plan recognizes both tangible and intangible heritage features are important. However, most tools to protect, enhance, or recognize heritage tend to be limited to tangible features, largely evident in the built form - a limitation reflected

in the features identified on Map 2. The City of Victoria continues to work to advance its heritage program, together with other organizations and levels of government.



About North Park

About this Map

A Heritage Designated property is protected by a municipal bylaw and may not be altered or demolished without approval by Council.

The Victoria Heritage Register is a tool to help monitor assets and promote conservation or enhancement of heritage features. Having a registered property does not by itself restrict changes proposed by an owner.

Heritage Conservation Areas are another tool to protect, preserve or enhance the heritage value or character of related properties with collective historical significance. Properties within these areas require a heritage alteration permit for changes to the property.

Heritage Walking Tours are self-guided routes that describe assets that may not be on the Heritage Register. They are curated by the Victoria Heritage Foundation and have no policy or regulatory implications, but can provide meaningful insights when considering property or land use changes.

Map 2: North Park Heritage Features

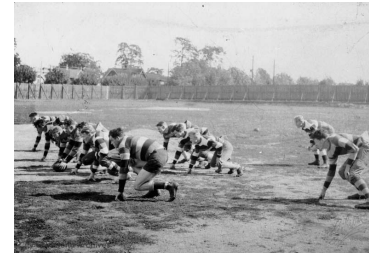


See the Housing and Village sections of this plan for more on the management of North Park's heritage assets.

Neighbourhood History

Lekwungen people live, hunt and harvest in the area, cultivating camas fields and Garry Oak meadows. They harvested bark from the meadows and alongside the creeks that marked what is now North Park.

1864: Five acre lots for sale in the southern portion of the neighbourhood are advertised in the Colonist. Originally part of the Hudson's Bay Company's town plans, these lots were quickly subdivided into smaller lots for residential and business use.



c.1902: Royal Athletic Park is used as a playing field. Professional baseball began on the site in 1908, and the City purchased it in 1925 for \$30,000.

1851: Hudson's Bay Company Chief Factor Roderick Finlayson purchases 103 acres, including the northern part of North Park, from the company. Subdivision of the estate began after Finlayson's death in 1892.



1890: The electric streetcar line to North Park is completed, quickening the pace of development. North Park emerges as a working-class neighbourhood not far from the industries of Rock Bay.



1906: The City of Victoria acquires the land for Central Park, the city's second oldest park.

Neighbourhood History, continued

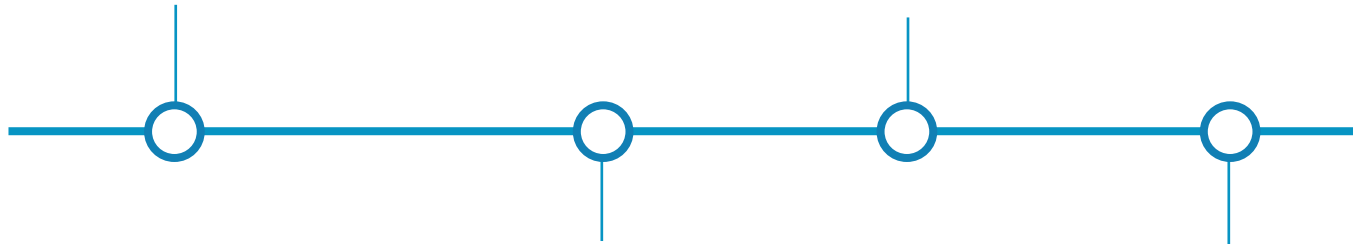


1913: The Sands Funeral Parlour is established at 1612 Quadra Street. In 1933 the business moves to its current location at 1803 Quadra Street.



1948: The Memorial Arena, known as the “Barn on Blanshard,” is built. It was replaced by the Save-On-Foods Memorial Centre in 2005.

Above: The Memorial Arena just after it was built, in 1949.



1927: The first zoning bylaw is implemented, shaping the growth and development of North Park and the rest of the city. Single-family detached zoning made it illegal to build alternatives to the detached house, while existing houseplexes, rooming houses, and apartments in North Park became non-conforming use. **Above:** Zoning Bylaw from 1963.



1971: The Crystal Pool is built, seen above under construction.

Future Land Use Summary

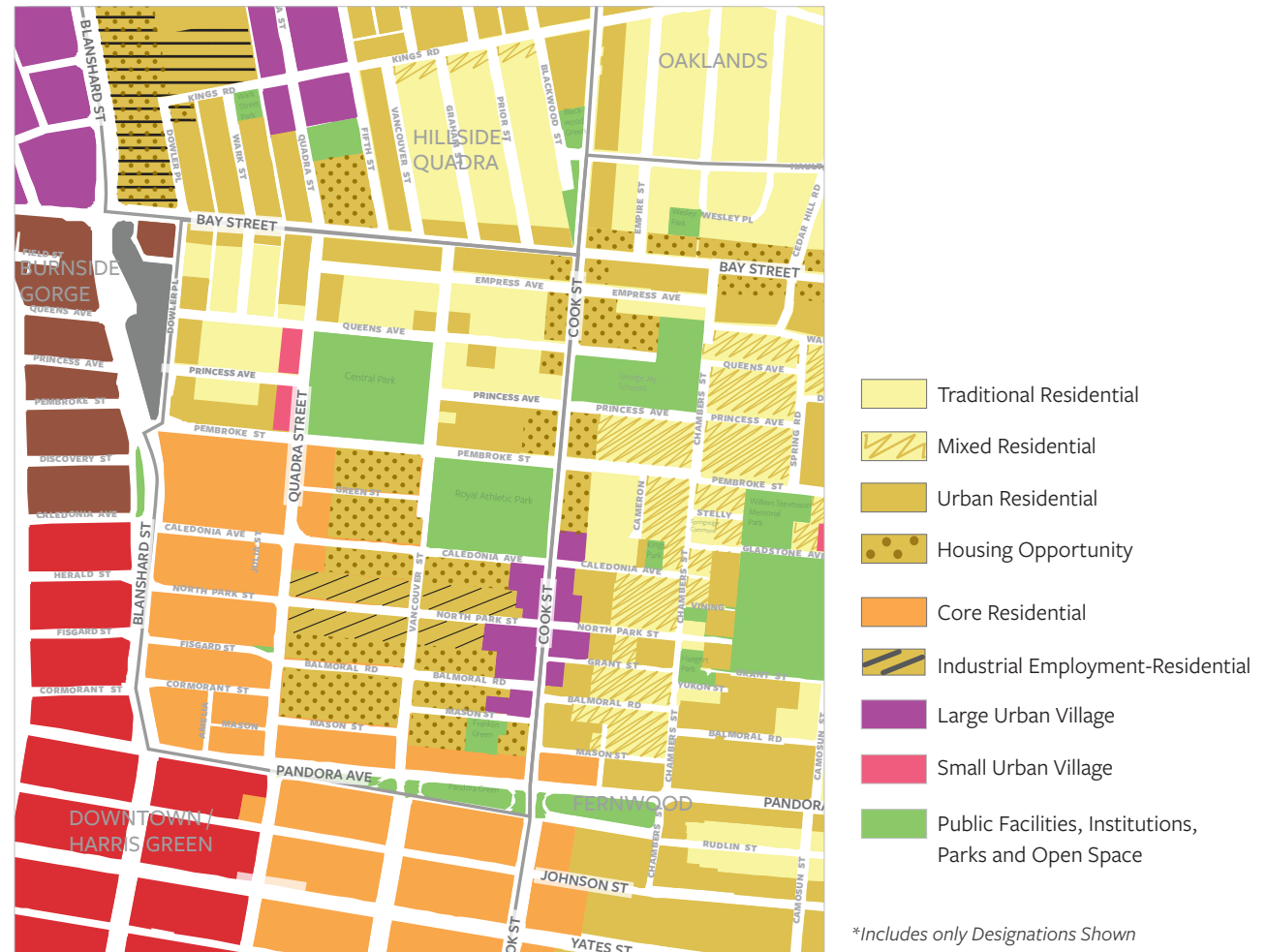
This section provides a summary of future land uses envisioned for the North Park Neighbourhood.

Further details are provided in subsequent sections or related City plans and policies as noted.

Relevant Policies and Bylaws

- Official Community Plan
- Missing Middle Housing Policy (under development)
- Inclusionary Housing and Community Amenity Policy
- Design Guidelines (Development Permit Areas)
- Zoning Bylaw
- Tree Protection Bylaw

Map 4: North Park Land Use (for reference only, please see OCP).



Land Use Summary Table

Envisioned future land uses are illustrated as Urban Place Designations on Map 4 and are summarized here for convenience. Please see the Village and Housing Chapters for additional details.

Urban Place Designations envision future land uses and development forms, if a property redevelops. This summary is for convenience only. Please see the *Official Community Plan* bylaw for the most current and accurate Urban Place Designations throughout the city. To understand the specific uses and densities that are permitted to occur on any given site today, please see the Zoning Bylaw.

*Overarching policies are summarized here based on Urban Place Designations (envisioned future uses and form); other policies and regulations may apply depending on the nature of any redevelopment that may be proposed.

	Intent	Envisioned Scale and Form	Overarching Policy*
Traditional Residential	To encourage a variety of housing options throughout the community and consider small scale commercial on a case-by-case basis in appropriate locations.	Primarily ground-oriented residential forms, including houseplexes and townhouses , consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 21, plus: <ul style="list-style-type: none"> > Missing Middle Housing Policy (under development) > House Conversion Regulations > Secondary Suite Regulations > Garden Suite Regulations
Mixed Residential Housing	To encourage the transition of ground-oriented residential areas to a mix of ground-oriented and multi-unit housing that provide diverse living options at neighbourly scales, including through the retention of character homes through conversion.	A mix of ground-oriented and apartment residential forms at densities of approximately 1.6:1 FSR, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 21, plus: <ul style="list-style-type: none"> > House Conversion Regulations > Secondary Suite Regulations > Garden Suite Regulations
Urban Residential	To encourage a variety of multi-family housing options in low- to mid-rise buildings.	A mix of low- to mid-rise apartment residential forms at densities of approximately 1.2:1 to 2.0:1 FSR, with higher densities in this range considered where public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 21.

Future Land Use - Land Use Summary Table

	Intent	Envisioned Scale and Form	Overarching Policy*
Housing Opportunity	To encourage a variety of multi-family housing options in low- to mid-rise buildings with additional density to support the provision of affordable housing and community amenity, where the site and context allow.	A mix of low- to mid-rise apartment residential forms at densities of approximately 1.2:1 to 2.5:1 FSR, with densities at the highest end of this range considered where substantial public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 21.
Core Residential	To encourage a variety of multi-family housing options in low-, mid-, and high-rise mixed use buildings in and proximate to the Urban Core.	A mix of low-, mid-, and high-rise mixed-use buildings at densities that range based on location and context.	Please see, as appropriate, policies and bylaws noted on page 21 in addition to the <i>Downtown Core Area Plan</i> and related policies and guidelines.
Small Urban Village	To encourage a mix of commercial and community services primarily serving the surrounding residential area.	Low-rise apartment residential and mixed-use buildings at densities of approximately 1.5:1 to 2.0:1 FSR, with higher densities in this range considered where public benefits or affordable housing is provided.	Please see, as appropriate, policies and bylaws noted on page 21.
Large Urban Village	To encourage ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments.	Low-to mid-rise mixed-use buildings at densities of approximately 1.5:1 to 2.5:1 FSR, with higher densities in this range considered where public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 21.
Industrial Employment Residential	To encourage light industrial and ancillary uses while accommodating residential on upper floors, as well as live-work uses.	Mixed use buildings with ground floors designed specifically to support light industrial functions with densities of approximately 2.0:1 FSR, with not more than 1.5:1 comprised of housing. Densities of 2.5:1 FSR may be considered for non-market housing projects where the light industrial ground floor build form is still met.	Please see, as appropriate, policies and bylaws noted on page 21.

Urban Villages and Activity Areas

Urban villages provide a heart to the community - a place for walkable shops and services, socializing and placemaking, and diverse living options.

This plan seeks to maintain North Park Village as a unique place with opportunity to meet a diversity of needs, and seeks to support the evolution of other activity areas, including a Central Park Village.



▶ **Support the vitality and resiliency of local businesses.**

▶ **Enable diverse housing options for people of all household types, lifestyles, and incomes.**

▶ **Encourage and support the creation and enhancement of vibrant and inclusive public gathering spaces.**

▶ **Support makers and artisans in the light industrial areas near North Park Village.**

▶ **Encourage the Quadra Cultural Corridor to evolve to further enhance and accommodate creative uses, improved public spaces and housing.**

Relevant Policies and Bylaws

Official Community Plan

Inclusionary Housing and Community Amenity Policy

Design Guidelines (DPAs)

Zoning Bylaw

Tree Protection Bylaw

Arts and Culture Master Plan

1. 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 Avenue 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 of 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.

The Village, and the larger neighbourhood, have a long history of serving and supporting marginalized communities. Pandora Avenue is home to Our Place Society which offers diverse support to residents throughout the community. There are several substance use support services and dispensaries in and near North Park Village as well, in addition to the



Urban Villages and Activity Areas | North Park Village

Harbour Overdose Prevention Site, and the Sobering Centre at the Cook Street Health Unit.

Nearby Assets

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, community programming, as well as festivals such as Victoria Beer Week and historically the Rifflandia Music Festival. Nearby Victoria High School grounds offer residents and dog owners a place to gather and socialize. Finally, Franklin Green Park provides a playlot, sport court and community gardens for residents of the neighbourhood.

Connections and Village Features

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, cafés, 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 **publicly-accessible** green space.

Encourage the village to “turn the corner” with opportunities for commercial and mixed use along Mason Street to encourage people to walk to and from Franklin Green Park.



Maintain the “fine grain” of smaller **shops** and 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 **on a side street**, such as North Park or Balmoral.

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.

Intent and Objectives

These objectives provide context and overarching guidance for North Park Village and should be considered when interpreting the policies that follow.

Incremental Change

Create opportunities for smaller footprint buildings rather than assemblages of existing lots to retain the local-serving nature of the village. Encourage the retention of other features that reflect this nature, like the 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 smaller spaces with visually eclectic storefronts and that 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 public realm improvements, outdoor places for gathering and eating, the use of placemaking programs, the maintenance of a variety of smaller-

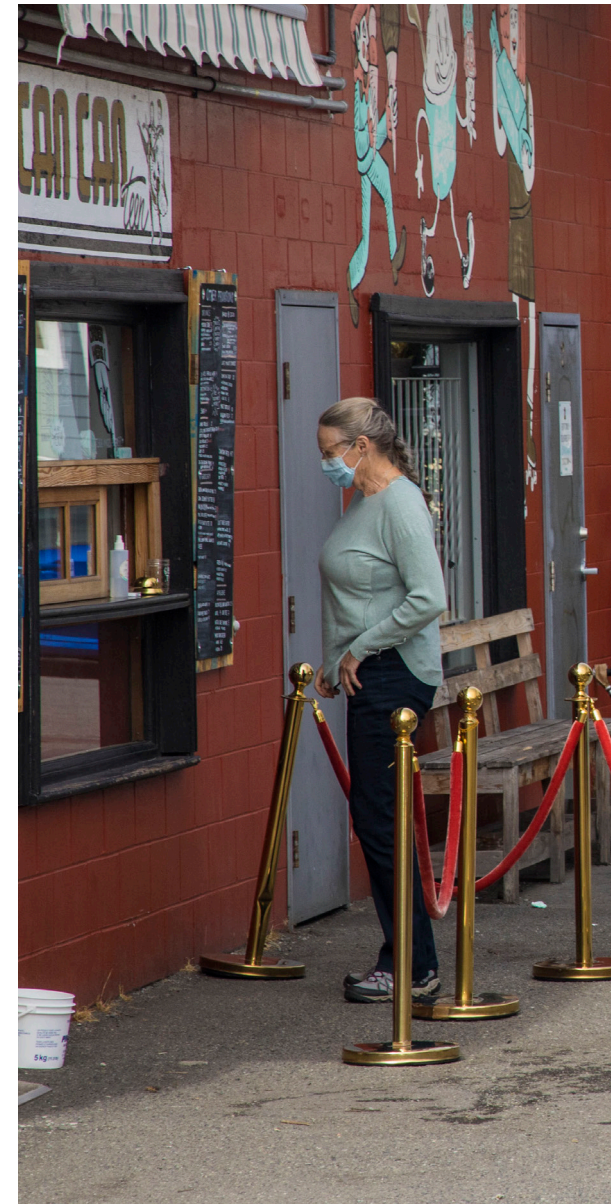
size storefronts, and changes to parking management such as metered parking or flexible parking that accommodates businesses during the day and residents at night.

Arts, Culture and Maker Spaces

Support the retention and attraction of arts and culture spaces for performance, production, learning, and sale, 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 Design and Built Form and Public Space and Placemaking sections).



Urban Villages and Activity Areas | North Park Village - Intent and Objectives

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 (e.g., car share, bike share). Improve the pedestrian experience within and to the village. Ensure access for deliveries, commercial needs, and those with mobility challenges. Manage parking to encourage customer turn over and 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.

Parking in the Village

The City has over 70,000 on-street parking spaces which are owned by the public. This curb space is highly valuable to local businesses, residents, and has potential for alternative uses, like public seating or bike parking. See the Mobility section for more about managing curb space for the future of North Park.



Policies

North Park Village, along the Cook Street Corridor, is designated as a Large Urban Village. This plan seeks to retain its local-serving, inclusive character while providing some opportunity for redevelopment that can incorporate a central plaza.

General Land Use - North Park Village

1.1 Redevelopment: Within North Park Village, consider **new primarily mixed use development consistent with City policies**. Scale and built form should be generally guided by the OCP Large Urban Village Designation and take into consideration the existing and envisioned context of the **surrounding area** (see policy 1.4).

1.2 Redevelopment with Public Benefit: Consider **increased density, as described in the OCP**, where public benefit is provided consistent with the objectives of this plan and City policies.

1.2.1 When considering development that can provide public benefit, generally encourage heights of 4 to 5 storeys at densities consistent with the OCP, to support a scale that is sympathetic to the existing context and identity of the area.



Conceptual view of North Park Village from Cook Street looking North, illustrating potential public realm improvements, including street trees and wider sidewalks that could be realized through thoughtful redevelopment.

1.2.1 Encourage community amenity in the form of a public plaza where the redevelopment site has a desirable location or context for a central gathering place, consistent with the intent and objectives of this plan.

1.3 Flexibility for Amenity: Provide flexibility in building height and density to achieve amenity objectives and include diverse housing choices (e.g., inclusion of **market** rental housing and/or **non-market** housing consistent with City policies) while creating human-scaled frontages along public streets through setbacks and stepbacks of upper floors.

1.4 Consideration of Context: The form and scale of new development is dependent upon site size, orientation, and context. Achievable densities may be limited by the ability to adhere to good urban design principles, consistent with the City's design guidance, and to be responsive to the existing and envisioned context of the surrounding area. See Village Design and Built Form section.

1.5 Encourage Small Storefronts and Frequent Entries: Maintain a walkable village feel by encouraging most new developments to have smaller footprints (15.2-30.5 metres

frontages with no more than 8-10 metres between entries), including by reducing, eliminating, or minimizing vehicle parking requirements which tend to encourage larger building forms (see Mobility section for more details).

1.5 Encourage Housing Diversity in and near the Village: Integrate housing for a variety of households and incomes into mixed-use developments where possible, including rental-tenure housing and non-market or affordable housing.

Business Diversity

1.6 Encourage Local Business Growth:

Encourage small format ground floor uses to better support a diversity of smaller, local businesses and to maintain and create a narrow shop front pattern. Consider the inclusion of “micro” commercial spaces (as small as 150-300 square feet) for emerging businesses.

1.7 Encourage Diverse Commercial and Community Serving Uses: Encourage a diversity of uses within and near the village that reflect the guidelines for a complete Large Urban Village as defined in the OCP.

1.7.1 Recognizing that North Park Village and surrounding area provide valuable services to community members experiencing housing insecurity or health issues, seek to maintain and support these services in a manner that advances the well-being of the entire community, focused on a sense of safety and inclusion for all.

1.7.2 As new housing and services providers contemplate locations within the city, consider OCP policies and objectives that encourage a fair distribution of community

services, social services and facilities across the city, to support all parts of the population.

1.7.2 Recognizing that North Park Village does not have a full diversity of commercial and community serving uses, and the expressed desire for more opportunities to meet daily needs, encourage, where possible, businesses or services to locate in

and near the village that are currently lacking (such as a full service restaurant or food retail store).

1.7.3 Encourage community organizations and businesses to coordinate with service providers, as well as the City’s Business Hub and Planning Department to achieve the desired diversity of uses and services, and integration with the community.



Village Turning the Corner

1.8 New Activity on Mason Street:

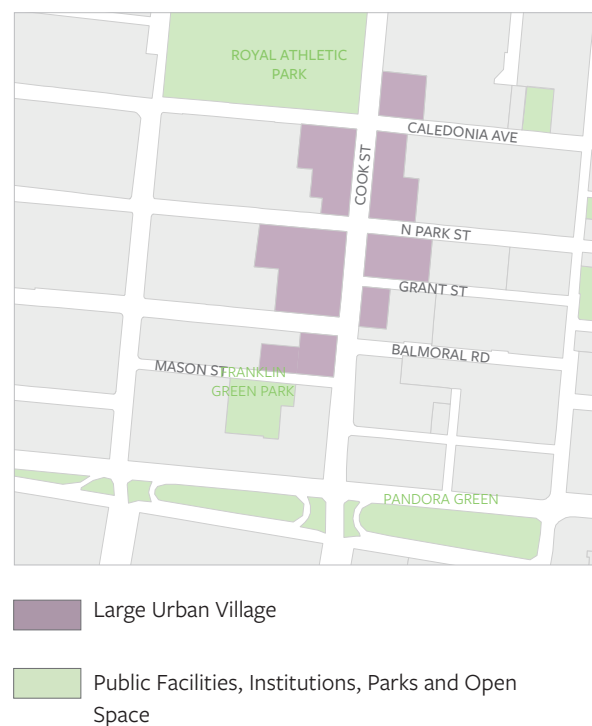
Encourage active uses to locate on Mason Street between Cook Street and the existing businesses located in the historic building at 1046 Mason Street, to encourage people to walk between the park and the village, considering:

1.8.1 Uses that encourage “eyes on the park” at Franklin Green Park through additional village activity.

1.8.2 Opportunities to complement the character of the historic building at 1046 Mason Street, including through sensitive design of new buildings, or conversion of existing character buildings.

1.8.3 Ways to avoid or minimize shadowing impacts on Franklin Green Park and the nearby Mason Street Farm.

Map 5: North Park Village



Public Space and Mobility

1.9 Seek Space for Pedestrians and Street Trees:

Secure public rights-of-way through development to facilitate wider sidewalks, boulevards and street trees throughout the village. Where feasible and consistent with City policies, encourage undergrounding of utilities for an improved public realm.

1.10 Seek Space for a Formal Laneway:

Should redevelopment be proposed, seek public right-of-way parallel to Cook Street (on the east side) to create a formal north-south laneway that provides transition to the village while accommodating new multi-family housing, with active building frontages and landscaping where possible, as shown in the North Park Village Directions diagram (see also Placemaking and Mobility sections).

1.11 Rethink the Curb: Consider alternative approaches to commercial and residential parking in and near the village that support residents, businesses, and public space needs, per the objectives and policies in the Mobility section of this plan.

1.12 Placemaking for Community and Local Businesses:

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 also 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.

1.13 Encourage Diverse Public Art:

Encourage public art programs through community action and existing grant programs, to create events, murals, art installations, and other artistic and cultural expressions identified by the community. Seek to involve, empower, and reflect Indigenous and multi-cultural experiences and perspectives.



Envisioning what a future public space in North Park Village could look like, accommodating everyday gathering and small markets and celebrations.

2. North Park Street Artisan Area

Light Industry on North Park Street

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. 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.



Light Industry in North Park

Vacancy for light industrial spaces has been near 1% for years. These spaces are important for production, service, artisan, and artist businesses (sometimes called “maker spaces”). There is a clear local and regional need for spaces that accommodate these uses, and such uses also reflect the inclusive and creative character of the North Park Village and community.

Intent and Objectives

These objectives provide context and overarching guidance for the North Park Street Artisan Area and should be considered when interpreting the policies that follow.

Preserving and Enhancing Light Industry

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.

Neighbourly Uses

Consider uses which are good neighbours within a mixed residential neighbourhood.



Conceptual view of North Park Street looking east toward Cook Street, illustrating potential improvements to the North Park Artisan Area, include ground floor maker spaces, with residential above, and streetscape and mobility improvements.

Urban Villages and Activity Areas | North Park Street Artisan Area

Policies

2.1 Intent – Encourage the Evolution of a Vibrant North Park Artisan Area: The Industrial Employment-Residential Designation along North Park Street is intended to retain and renew light industrial and artisan spaces between Quadra Street and Cook Street. Future rezonings in this location for purely residential or retail uses are discouraged. New buildings should take cues from and respond to the existing and envisioned built environment and the Community Identity described on page 11.

2.3 Redevelopment: Within the Industrial Employment-Residential area along North Park Street, consider a variety of building forms that provide adequate space for light industrial uses with limited residential components on upper floors, consistent with the intent and guidance provided in Victoria's Official Community Plan and related City policies.

2.3 Redevelopment with Public Benefit: Consider additional density, of approximately 2.5:1 Floor Space Ratio, for diverse, affordable housing (non-market rental, affordable ownership, or live-work spaces) in this area in developments that continue to reflect the

intent of the OCP Industrial Employment-Residential designation by:

2.3.1 Maintaining space for ground-floor light industrial uses and an industrial-residential ratio that is generally proportionate to what is defined in the OCP (this may include maker and artisan spaces, as well as light industrial-flex spaces, such as business incubators, or community kitchens).

2.3.2 Enabling future industrial use of the ground floor through the provision of generous ceiling heights (with or without mezzanine), appropriate access and circulation, loading bays, and adequate separation from uses above (as consistent with OCP policies).

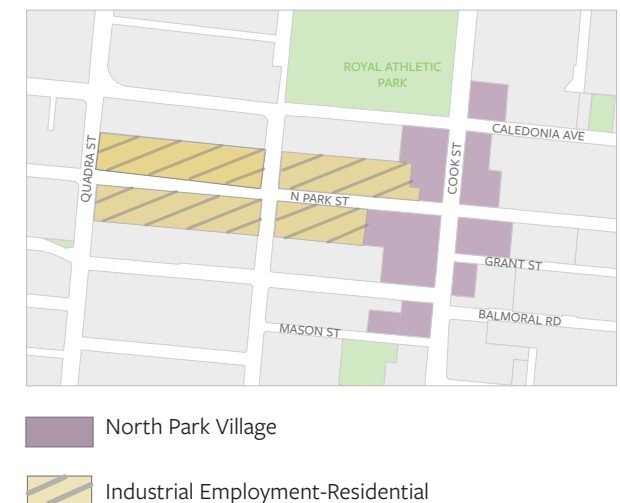
2.4 Neighbourly Uses: The types of light industrial uses should not create significant off-site impacts in terms of noise, odours, glare, and other impacts.

2.5 Compatible Forms: 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.

2.6 Parking Reductions and Transportation Demand Management: Consider reduced private vehicle parking requirements, particularly for site that include rental housing, in tandem with Transportation Demand Management measures (e.g., high-quality bicycle parking, car share, transit passes), while still considering the need for accessible parking spaces and sufficient access and loading space for industrial uses.

Map 6: North Park Artisan Area



3. 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 was identified as an important asset to North Park and surrounding communities. It is described as an emerging cultural corridor, rich with 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 a Frequent Transit route that connects Victoria's downtown to Saanich, it 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 today; assets that can be preserved, enhanced, and built upon in the coming decades.

Central Park Village

The emerging village along Quadra Street across from Central Park could further activate the corridor and serve local residents and visitors alike.

Specific themes related to design, mobility, and housing for Quadra Street are included in the corresponding sections of this report.



Quadra Cultural Corridor



Intent and Objectives

These objectives provide context and overarching guidance for the Quadra Cultural Corridor and should be considered when interpreting the policies that follow.

Arts and Culture Focus

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.

Community Serving Uses

Consider the current and future needs of residents in North Park, Hillside-Quadra and downtown areas to ensure diverse needs are met and existing commercial areas flourish.

Meeting Mobility Needs

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).

Housing Choice and Livability

Create opportunities to add a mix of housing along and near Quadra Street that supports people of different incomes, lifestyles, and household types. Prioritize livability in development and building design.

Retaining and Complementing Heritage

Preserve the heritage assets along the Quadra Street Corridor and ensure all new development complements them.



Urban Villages and Activity Areas | Quadra Cultural Corridor and Central Park Village

Policies

Quadra Street is a Frequent Transit Corridor with opportunities for diverse housing, an improved public realm, and an emphasis on maintaining and enhancing the unique arts and cultural assets found in nodes along the length of the corridor.

Corridor Improvements

3.1 Enhance the Corridor as a Place for People:

Consider and seek improvements on Quadra Street that enhance pedestrian comfort and safety. Seek to create a sense of “destination” for various nodes along the corridor that 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.

3.2 New Housing: Consider multi-unit housing along the Quadra Corridor, consistent with the Housing section of this plan and other City policies and plans, to provide diverse housing options, enhance the corridor as a place for people, and complement nearby heritage and cultural assets.

3.3 Diverse Housing Types: Support the creation of affordable and non-market housing and, where appropriate along the corridor

and in proximity to it, live-work spaces that encourage artists to locate in the area.

3.4 Consideration of Context: The form and scale of new development is dependent upon site size, orientation, and context. Achievable

densities may be limited by the ability to adhere to good urban design principles, consistent with the City’s design guidance, and to be responsive to the existing and envisioned context of the surrounding area. See Village Design and Built Form section.



Conceptual view of Quadra Street looking south toward Church Row, illustrating potential public realm improvements, including street trees, wider sidewalks, and bus priority that could be realized through redevelopment sensitive to the heritage and residential context.

3.5 Seek Space for Pedestrians: Secure public rights-of-way through development, to facilitate continued pedestrian and transit stop improvements. Where feasible and consistent with City policies, encourage undergrounding of utilities for an improved public realm.

Arts and Cultural Assets

3.5 Retaining Assets: 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.

3.6 Supporting New Arts and Cultural Uses: Consider zoning for and creation of arts and culture spaces, including low-impact artisan production where appropriate along the corridor.

Public Art and Placemaking

3.7 Quadra Village Node: Support the placemaking, arts, and cultural related directions in this plan and the Hillside-Quadra Neighbourhood Plan to ensure Quadra Village remains a central node along the Quadra Cultural Corridor.

3.8 Creating a Sense of Place: 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.

3.9 Reflecting and Honouring Indigenous Arts and Culture: Encourage public art programs and events that involve, empower, and reflect Indigenous and multi-cultural people and perspectives.



Central Park Village

3.10 Envision a Central Park Village: Support the evolution of the area across Quadra Street from Central Park and Crystal Pool into a small village with services, amenities, and features that serve the local community and visitors to the nearby community assets, including the park and the Memorial Arena. Consider both medium and small scale retail and encourage public realm improvements through redevelopment.

3.11 Redevelopment: Within the Central Park Small Urban Village, consider **new primarily mixed use development consistent with City policies. Scale and built form should be generally guided by the OCP Small Urban Village Designation and take into consideration the existing and envisioned context of the surrounding area** (see policy 1.4), and:

3.11.1 Encourage mixed-use development with commercial, service, or arts and maker spaces on the ground floor that support both local and destination customers and enliven the area.

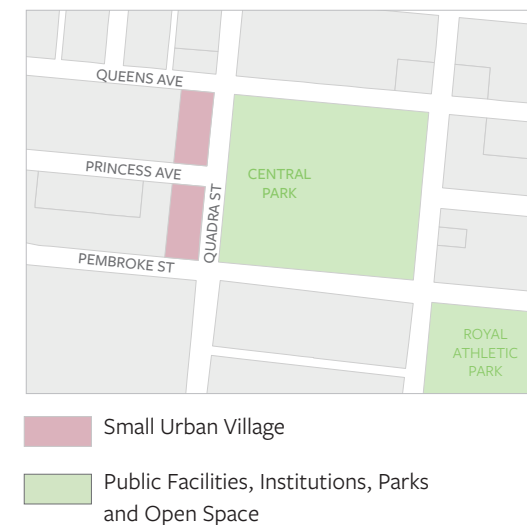
3.11.2 Encourage small format ground floor uses to better support a diversity of smaller, local businesses.

3.12 Redevelopment with Public Benefit:

Consider **increased density, of approximately 2.5:1 Floor Space Ratio and generally 4 to 5 storeys**, where **on-site** public benefit is provided consistent with the objectives of this plan and City policies, **taking into consideration the existing and envisioned context of the surrounding area.**

3.13 Rethink the Curb: Consider alternative approaches to commercial and residential parking in and near the village that support residents, businesses, and public space needs, per **the objectives and policies in the Mobility** section of this plan.

Map 7: Central Park Village



Conceptual view of Quadra Street from Central Park, illustrating potential redevelopment, improved streetscape and more gathering features in the park.

4. Design and Built Form

About

The City of Victoria aspires to maintain and enhance a high quality built environment that reflects the unique character and identity of the community. Like all municipalities subject to the British Columbia Local Government Act, Victoria has some tools to guide a high quality built form, including the Zoning Bylaw and Development Permit Area design guidelines for the form and character of commercial, industrial and multi-family development, and their relationship to the public realm and surrounding neighbourhood.

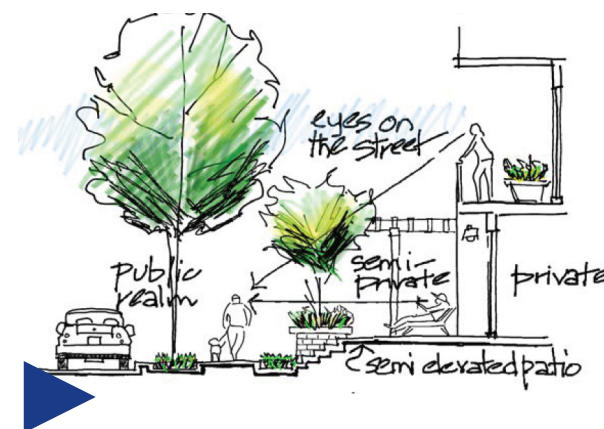
Design Considerations in North Park's Villages and Activity Areas

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

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.

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.



How Design Guidelines Work

Development Permit Areas (DPAs), and related guidelines, are a tool that help the City shape the form and character of new development and encourage best practices in building design. Guidelines help to implement the policies in this and other relevant plans.

Applicants must apply for a Development Permit and meet the relevant guidelines for a property within a DPA prior to developing or altering buildings. This permit is distinct from a building permit that would also be required at a later stage in the process.

Intent and Objectives

These objectives provide context and overarching themes for built form design in North Park's Village and Activity Areas. Design regulation and guidance is provided in zoning bylaws and design guidelines.

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.

Human Scale

Design buildings and open spaces to create visual interest, diversity and identity when approached by pedestrians.

Community Identity

Encourage new developments and investments in the public realm to reflect the Community Identity features on page 10 of this plan.

Livability

Ensure homes of all types have sufficient access to sunlight, **fresh** air, privacy, open spaces, and other amenities that support livability, with special consideration for buildings along busy arterial streets.

Neighbourliness

Ensure new buildings are good neighbours within the street and neighbourhood and to existing and future buildings next door.

Urban Forest

Support a healthy, mature, and continuous tree canopy along all streets with a priority for key gathering spaces, pedestrian routes, connections to parks and other greenspaces, and the maintenance and establishment of mature tree canopy along key corridors and residential streets.

Sustainable Mobility

Integrate support for sustainable mobility options (walking, cycling, transit, shared vehicles, and reduced on-site parking) into building and public space design. Support enhancements to Frequent Transit bus service and high quality pedestrian space on Quadra Street, and Cook Street in the future.

Incorporate Public Spaces

Encourage a new central gathering space to evolve in North Park Village through placemaking or redevelopment and support additional community-led placemaking elsewhere in the community (see Public Space and Placemaking Chapter for more.)

Urban Villages | Design and Built Form

Village Design Guidance

Village Design Guidance

Design guidance for built form in all urban villages is provided in design guidelines associated with relevant Development Permit Areas in the Official Community Plan.

Public realm design guidance will be provided in an Urban Villages Public Realm and Streetscape strategy.



Relevant Design Guidelines

General Urban Design Guidelines
(2022).

Public Space and Placemaking

Public spaces provide opportunities for daily gathering and community celebration. Placemaking helps to shape public spaces with meaning, identity and a sense of shared value, strengthening the connection between people and the places they share.

This plan seeks to highlight opportunities for creative, collaborative placemaking to enhance or develop places for gathering.



► **Support placemaking initiatives that reflect the community's past, present, and desired identity as reflected in this plan's **Community Identity** (page 11).**

► **Support placemaking and the development of public space in areas where people naturally gather.**

► **Encourage placemaking that supports local artists, creators, and entrepreneurs.**

Relevant Policies and Bylaws

Official Community Plan
Urban Forest Master Plan
Placemaking Toolkit

5. Public Space and Placemaking

About

The City of Victoria encourages the community to utilize public areas for placemaking. Streets, alleyways, sidewalks, boulevards, and parking areas can all serve as a canvas for creating new public spaces.

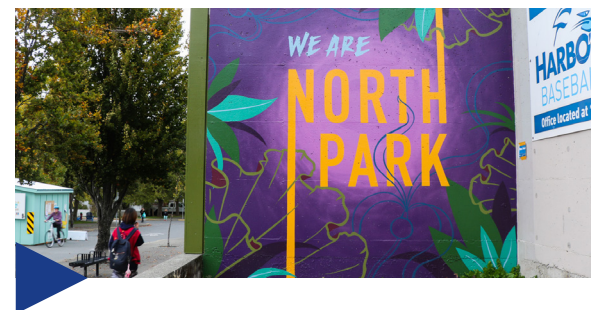
The City's *Placemaking Toolkit* provides direction, guidelines, and support for realizing placemaking opportunities. The City's *Neighbourhood Led Action Plan Guide* can help come together and create strategic directions for placemaking opportunities and other issues of community importance.



North Park Public Space Considerations

The *Official Community Plan* outlines the desired aspects for the public realm in a Large Urban Village, including tree-lined streets with wide sidewalks, seating, and a central gathering space or plaza, all of which are desired in North Park Village.

Programming parks and open spaces, including both for one-time events, like festivals and markets, and more permanent fixtures, like benches and tables can be supported by the City through permits, grants, and coordination.



Placemaking in North Park

Placemaking is a collaborative process where people work together to create vibrant public spaces that contribute to people's health, happiness, and well-being.

The City has a *Placemaking Toolkit* that helps to bring people together to enhance their neighbourhood, with a grassroots focus, supported through City programs and grants. Key ideas for placemaking are noted here, but others may be identified outside of this plan, including *Neighbourhood Let Action Planning*, or through individual or collective organization.

Public Space and Placemaking

Intent and Objectives

These objectives provide context and overarching guidance for public space and placemaking when interpreting the policies that follow.

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.

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.

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.



Public Space and Placemaking Policies

The policies noted here include ideas to enhance public spaces to improve the everyday lives of residents and visitors. Other ideas may emerge over time.

Public Space

5.1 Parks and Open Spaces: See the Parks, Facilities and Community Assets chapter for objectives and policies related to parks and open green spaces.

5.2 Public Space: 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:

- Further assessment of 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 to gather for people of all ages, abilities, cultures, and lifestyles.
- Elements that reflect the history and story of the community, including multicultural art and spaces.

- 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.

5.3 Laneway East of Cook Street: Seek right-of-way acquisitions and frontage works when redevelopment is proposed directly east of Cook Street between North Park and Grant Streets to support the evolution of a pedestrian-friendly lane that includes vehicle access and egress for adjacent multi-family housing; consider placemaking features within the lane to make it inviting and attractive (see Mobility and North Park Village section for more details).

5.4 Parklets in Parking Spaces: Consider the introduction of parklets (pop-up patios) in parking spaces along Cook Street and/or side streets, where proposed by area businesses.

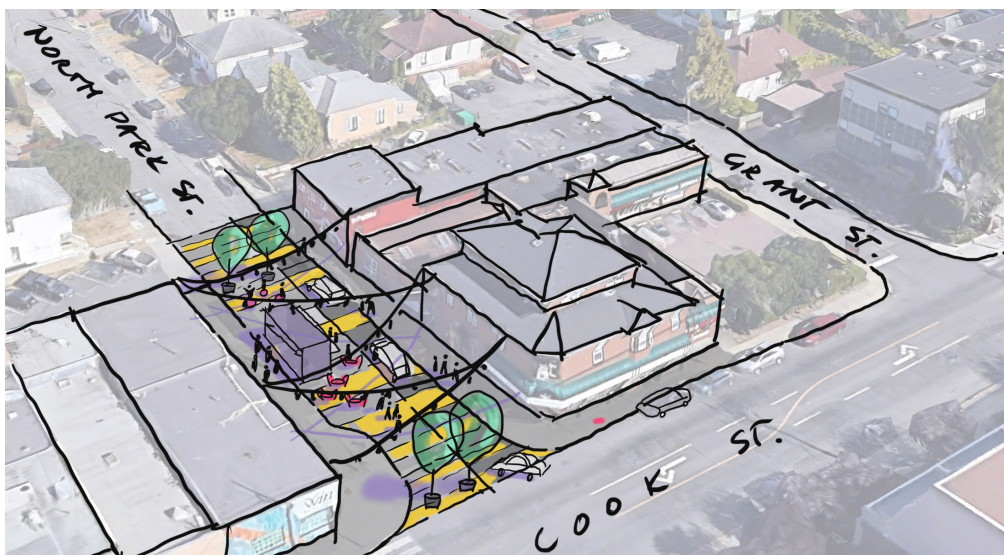


Public Space and Placemaking

5.5 Sidewalk Bulb-outs: Consider expanded sidewalk bulb-outs at corners to accommodate pedestrian spaces, landscape, and public seating near intersections while maintaining parking in other areas to support businesses (see also Mobility section).

5.6 Accessible Public Space: In the design of public 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.



Concept developed during engagement for the evolution of a interim public gathering space centrally located in North Park Village (bottom). Ideas for locations include North Park Street (as shown) or Balmoral Street. Precedent image (top) shows a potential look and feel. Partial or temporary street closures together with placemaking features would provide spaces for residents and business patrons.

Public Space and Placemaking - Policies

5.7 Enlivening Other Areas of North

Park: 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.

5.8 Additional Placemaking Opportunities:

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.

5.9 Consider the Role of Pandora Avenue and the Pandora Green:

Recognize the unique role of Pandora Avenue within North Park, including the significant number of community organizations and supportive and

affordable housing that serves marginalized members of the community, those facing mental health issues, or those struggling to find suitable housing. **Consider this role, as well as the unique physical nature of Pandora Green, when considering placemaking and public space improvements to best serve the entire community** (see also the Parks, Facilities, and Community Assets section).



Housing

Housing shapes the neighbourhood, the city, and people's daily lives. **The diversity of housing types and tenures influences who can live in an area and contributes to the community's identity.**

Where new housing is located, how it is designed, and policies that regulate and support its development all influence community and individual well-being, as well as our **collective** ability to meet sustainability objectives.

This plan seeks to make room for new and diverse housing options that reflect North Park's identity and meet current and future needs.



▶ **Encourage housing that is diverse in size, tenure, and form to support diverse populations.**

▶ **Encourage housing that is designed to be livable and complements its surroundings.**

▶ **Enable housing forms and scales that can support diverse tenures.**

▶ **Encourage housing forms on the edges of the Downtown Core that distinguish North Park from the Downtown.**

Relevant Policies and Bylaws

Official Community Plan

Inclusionary Housing and
Community Amenity Policy

Victoria Housing Strategy

Design Guidelines (Development
Permit Areas)

Zoning Bylaw

Housing

Intent and Objectives

These objectives provide context and overarching guidance for public space and placemaking when interpreting the policies that follow.

Diverse, Sustainable Locations

Support multi-family, rental, and affordable housing in all of Victoria's neighbourhoods.

Support rental as well as strata housing in a variety of locations, not just on busy street corridors, but in quieter locations, to support varied needs, lifestyles, and preferences.

Make room for housing that is proximate to Downtown, urban villages, and **sustainable** transportation corridors with access to shops, services, amenities, parks, and open spaces to enhance livability and **support Victoria's greenhouse gas emissions reduction targets**.

Diversity in Form and Tenure

Support the creation of varied tenure options including rental housing. Support the inclusion of homes of various sizes **and designs** for different household types.

Preserving Affordable Housing

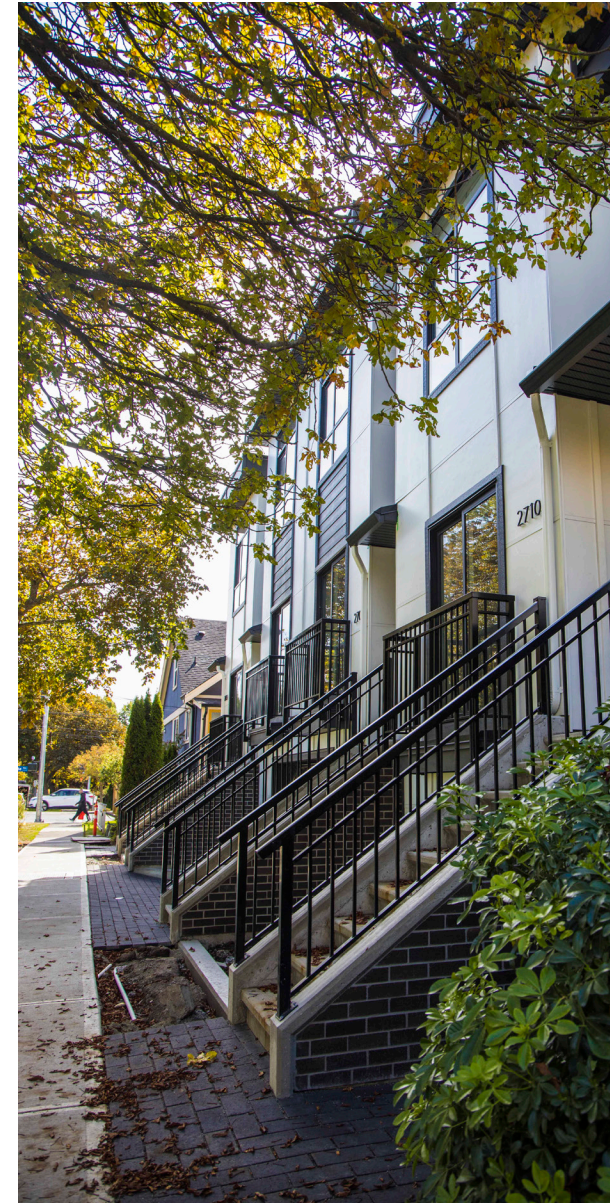
Provide opportunities to meet Victoria's housing needs while minimizing displacement of existing purpose-built rental housing.

Making Room for More Affordability

Support the creation of below-market and non-market housing. **Provide diverse mobility options and opportunities for people to choose car-light lifestyles, improving environmental outcomes for the community and reducing the Housing + Transportation cost burden for the household.**

Complement Ground-Oriented Forms and Heritage Features

Complement ground-oriented housing, including **anticipated missing middle forms, existing lower scale residential, and heritage assets, with diverse forms and tenures of new housing that emphasize high-quality design, livability, and neighbourliness.**



Housing

6. Housing and Residential Areas

This plan identifies areas to make room for new multi-unit housing, like rental and condo apartments, while keeping a diversity of options throughout the community and enhancing North Park's unique character.

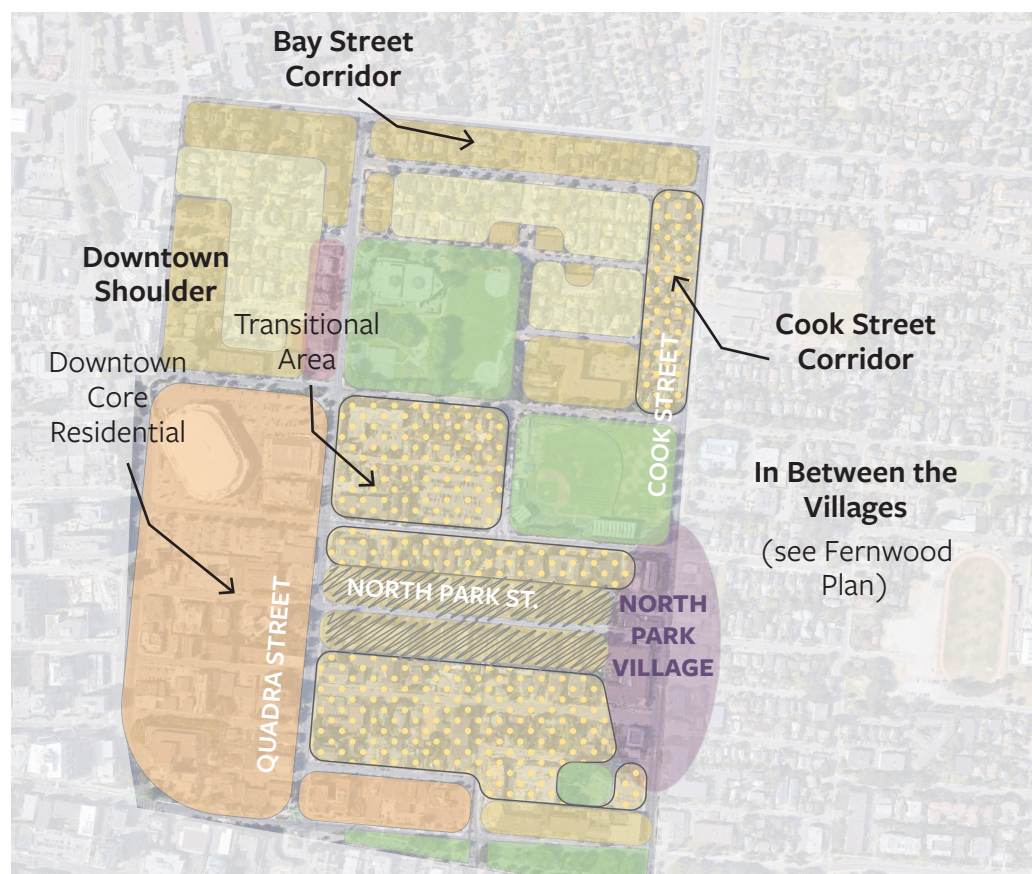
Downtown Shoulder

Downtown Core Residential

The Downtown Core Residential area is within the North Park Neighbourhood, but is also part of the Downtown Core Area Plan. Generally west of Quadra Street, and south of Mason Street, this area envisions residential and mixed use multi-unit buildings in a variety of mid- to high-rise forms. The access to Victoria's downtown amenities, commerce and transit make this an ideal area to support housing within North Park.

North Park Transitional Area

The transitional area of North Park, generally east of Quadra Street and north of Mason Street, is on the shoulder of Victoria's Downtown Core. Most of this area is designated Housing Opportunity which is generally supportive of medium scale multi-unit residential building forms, and densities



North Park Housing and Residential Areas

somewhat higher than the Urban Residential designation if substantial public benefits is provided.

The intent of the Transitional Area is to provide a transition from the **taller, compact built forms in Downtown** to the North Park neighbourhood. The transition should define North Park with a distinct residential feel, including through new multi-unit housing on “green and leafy” streets (with street trees and front yard setbacks).



Concept of multi-unit housing on green and leafy streets.

A key objective in this area is to provide affordable and non-market housing in a **good location**, avoiding displacement of those with lower incomes.

The area has a number of attributes that support multi-unit housing:

- Walkable access to Downtown and North Park Village.
- Proximate to local transit routes, future frequent transit routes, and the regional transit hub provided by Downtown bus routes.
- Along All Ages and Abilities cycling routes.
- Proximity to current and planned amenities, like Crystal Pool and the regional assets of Downtown.
- Several parks within walking distance, and planned improvements (including a new park for the community as defined in the OCP).
- A place for multi-family housing options that are not located on busy transportation corridors, yet still have access to transit and urban villages.



Meeting Housing Needs in North Park

The development and design of new housing is guided by several city initiatives. The *Victoria Housing Strategy* identifies actions to support better family-friendly housing, accessible and adaptable housing, and affordable housing. These actions will be realized throughout the city, including in North Park, through city-wide regulatory tools and policies that exist or are planned.

This plan and the OCP help to provide the foundation for those actions to be realized by making room for the housing needed today and over the coming decades.

Cook Street Corridor

This corridor relates strongly to North Park Village and housing here would provide opportunities to live in a walkable neighbourhood, support the success of the Village, and advance mobility objectives for Cook Street. Like the Transitional Area, it is primarily designated as Housing Opportunity and offers many of the same benefits, including:

- 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 and future service on Bay Street) and All Ages and Abilities bicycle network.
- If Cook Street is considered for Frequent Transit in the future, housing would help to integrate land use and transit objectives.
- Several parks within walking distance, including Central Park, Stevenson Park, and Blackwood Park, as well as the Fernwood Community Centre.

Bay Street Corridor

Proximate to two Frequent Transit corridors, Downtown and several urban villages, the Bay Street Corridor offers many of the same locational characteristics described in other areas. In addition to the mentioned existing and planned parks and public spaces, the Hillside-Quadra Neighbourhood Plan proposes 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 that is sensitive to existing buildings of heritage merit.

Concept of new housing along Bay Street with public realm improvements like wider sidewalks, boulevards and bulb-outs, street trees, and activation and engagement at the ground floor.



Pandora Corridor

The Pandora Avenue Corridor is an important bus and bike route in Victoria. It connects Downtown, North Park, Fernwood and areas east. Growing residential and commercial uses near downtown attract residents and several community support services are on or near Pandora. The community recognizes the opportunities and challenges created by Pandora's current functions and desires an inclusive approach to future planning processes - including for those who needs supports and others who spend time in the area.

In Between the Villages (Fernwood)

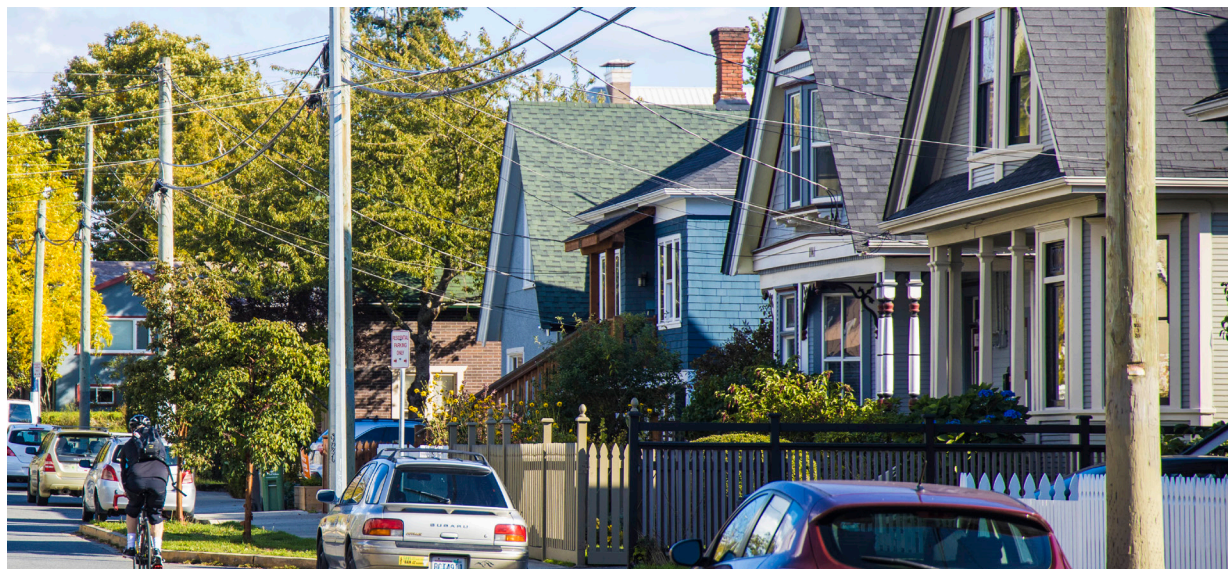
The area between Fernwood and North Park Villages is generally identified as Mixed **Residential**. The designation is supportive of lower scale multi-family forms that can help to realize a range of housing options with design parameters that support different building types that can co-exist in a neighbourly manner, considering impacts like shadowing and rhythm of the built form. Buildings are intended to be diverse in form and **tenure** to achieve housing options in a unique area that has a mix of existing forms, lot sizes, and heritage features.



*Illustrative concepts of a Mixed **Residential** area, supporting a variety of housing types at compatible forms and scales.*

Community members supported new multi-family housing in this area, recognizing it as a place where people want to live. It has many desirable attributes:

- Walkable access to two established urban villages and an array of shopping and services.
- Within a 10- to 15-minute walk of the Downtown Core.
- Good mobility options, including the All Ages and Abilities (AAA) bicycle network, and current and future Frequent Transit.
- Proximity to current and future amenities, like Crystal Pool and community centres.
- Several parks within walking distance, and planned enhancement of public green spaces nearby.
- Added population will boost the success of local businesses and support transit investments.
- A place for multi-family housing options that are not located on busy transportation corridors, yet still have access to transit and urban villages.



Mixed Use Residential

Urban villages and other activity areas support additional housing in good locations by including residential uses above other uses, including commercial, light industrial, and live-work uses.

Traditional (Ground-oriented) Areas

The City's *Official Community Plan* identifies Traditional (Ground-oriented) Residential areas that are supportive of a diversity of lower scale forms, including single-detached homes (with or without suites) and duplexes, as well as lower scale forms that can accommodate more units, like houseplexes, townhouses, and low-rise apartment buildings.

These forms of housing are an important part of the city's housing stock, particularly those that can offer more units in a form that complements its surroundings and offers a diversity of housing options. **At the time this plan was developed, the City was undertaking a Missing Middle Housing Initiative to encourage these forms throughout the city.**



Housing | Housing and Residential Areas

Policies

The City's *Official Community Plan* defines the Urban Place Designations that guide future housing development. The policies in this plan **are provided for reference and, in some cases,** additional guidance.

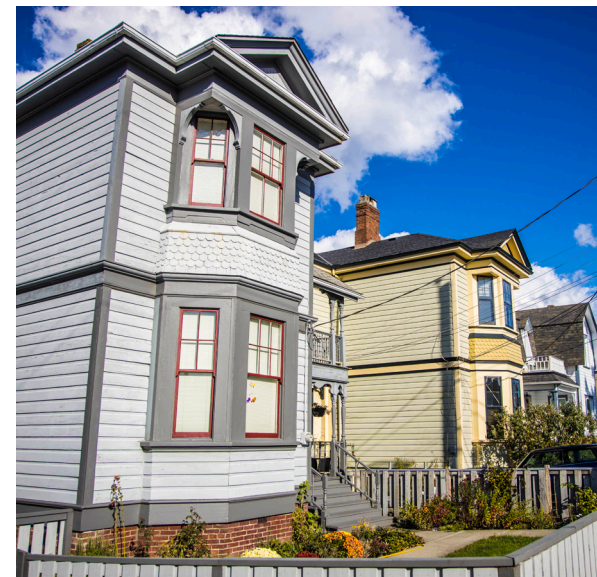
Considerations for All Housing Areas

6.1 Consideration of Context: The appropriate form and scale of new housing is dependent upon the site size, orientation, and context. Achievable densities may be limited by the ability to adhere to good urban design principles, consistent with the City's design guidance, and the ability to be responsive to the existing and envisioned context of the surrounding area. See Housing Design section for more.

6.2 Application of City-wide Policies: All relevant City policies and regulations, including policies for rental housing, tenant protections, inclusionary housing and community amenity contributions, energy efficiency and green building, urban forest, and heritage, continue to apply in these areas.

6.3 Heritage Retention and Reuse: Wherever possible, heritage register buildings should be retained and reused as part of any rezoning that adds density. Encourage the retention and continued use of buildings with heritage merit (such as those identified on heritage walking tours or heritage surveys), including through conservation and adaptive reuse that adds housing.

6.4 Heritage Advancement: Heritage surveys, heritage registration and designation, and consideration of Heritage Conservation Areas where merited are encouraged to advance the City's heritage objectives, and to support the retention of local heritage assets and complementary design approaches in new builds.



Heritage conservation areas (HCAs) are districts with special heritage value. They enable the City to manage change in the area and ensure that new construction is appropriate. Learn more about how residents can nominate HCAs at victoria.ca

**Heritage
Conservation
Areas**

6.5 Interim Rental Retention Policy: Until the OCP policy regarding rental retention is updated through implementation of the *Victoria Housing Strategy*, any proposed rezoning that would displace existing, purpose-built rental units is generally discouraged, unless the proposal **provides** considerable housing benefit, including provisions for affordability and significant increase in net new, high quality rental units.

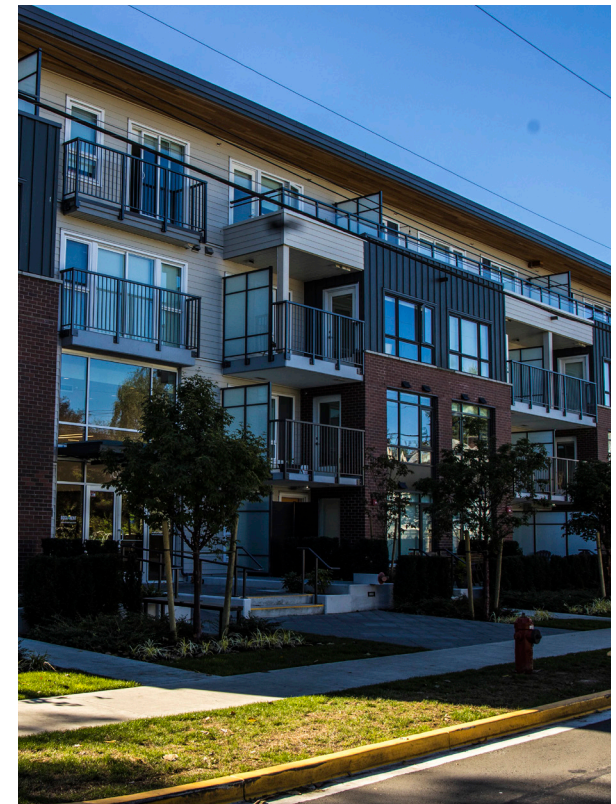
6.6 Continued Protection for Renters in Zoning Changes: Where City-initiated zoning changes are considered to facilitate the rapid supply of rental housing, and existing rental protections may not apply, seek to mitigate displacement of residents, including through the provision of on-site affordability, right of first refusal, and other protections for existing tenants, or by focusing City-initiated changes in locations that do not have existing, secured, affordable rental housing.

6.7 Interim Family-Oriented Housing Policy: Until a policy supporting the provision of housing for families with children at home is developed through implementation

of the *Victoria Housing Strategy*, family-oriented housing should be encouraged in any proposed development, including the provision of two- and three-bedroom units (including on more affordable lower floors, and/or adjacent to on-site open spaces), ample storage space, access for strollers, and indoor and outdoor amenity spaces that can serve families and youth. Family-oriented secured rental projects are particularly encouraged in locations proximate to schools and amenities (e.g., community and rec centres or parks and open spaces).

6.8 Commercial and Community Serving Uses in Residential Areas: Limited local serving commercial and community services (e.g., medical offices, childcare) may be considered in primarily residential designations, including Traditional Residential, Mixed Residential, Urban Residential, and Housing Opportunity areas, where the use provides community benefit and contributes to the overall objectives of this plan and citywide objectives, like creating walkable neighbourhoods with access to goods and services.

6.9 Logical Lot Assemblies: Encourage lot assemblies that create suitable space for the envisioned scale of housing, minimize “orphaning” of smaller lots between larger ones, and, particularly along busy streets, limit the number of access driveways and interruptions to pedestrian space.



6.10 Building Forms and Site Layout

Focused on Livability: Along busier arterial corridors, building forms that maximize livability for individual units are encouraged. Depending on lot sizes and depths, this may include forms like courtyard buildings that provide multiple frontages for individual units; “T-shaped”, “L-shaped”, or “C-shaped” buildings; corner buildings oriented to side streets; buildings with greater front yard setbacks; buildings with shared rear yard green spaces; and buildings with commercial-style ground floors.

6.11 Parking Reductions and TDM: New housing, particularly rental housing, should allow for reduced parking requirements in tandem with Transportation Demand Management measures (e.g., high-quality bicycle parking, car share, or transit passes) in line with City policy, while still considering the need for accessible parking spaces for people with limited mobility.

6.12 Public Realm: Establish an accessible pedestrian network with generous, unobstructed sidewalks and safe crossings alongside landscaped boulevards that accommodate healthy mature canopy street trees.



Urban Forest

North Park residents desire more trees and green spaces, and would like to see existing trees protected. The City’s Tree Protection Bylaw applies to trees on private property and supports growth of the urban forest more evenly across the city.

Traditional Residential

6.13 Redevelopment: Within Traditional Residential areas, as generally shown on Map 10, consider new, primarily **ground-oriented** residential development, **consistent with the intent and guidance provided in the OCP Urban Place Designations** and related City policies, including the *Missing Middle Housing Policy* (see also policy 6.1).



Map 8: North Park Land Use - Residential Uses (for reference only, please see *Official Community Plan*)



Mixed Residential Areas

6.14 Adjacent Communities and Future

Areas: See relevant local area plans (e.g. the Fernwood Neighbourhood Plan) for objectives and policies for Mixed Residential areas in neighbouring communities shown on this map. Consider future establishment of Mixed Residential Areas within North Park through future local area planning or site specific amendments, guided by the intent and parameters of the designation established in the Official Community Plan.

Urban Residential

6.15 Redevelopment: Within Urban Residential areas, as generally shown on Map 10, consider new, primarily low- to mid-rise residential development consistent with City policies. Scale and built form should be guided by the OCP Urban Place Designations and Development Permit Area Design Guidelines. Heights and densities are dependent on site conditions and the ability to sensitively transition to the surrounding context and mitigate impacts on adjacent properties (see policy 6.1).

6.16 Redevelopment with Public Benefit:

Within Urban Residential areas, consider increased density, as described in the OCP, where public benefit is provided consistent

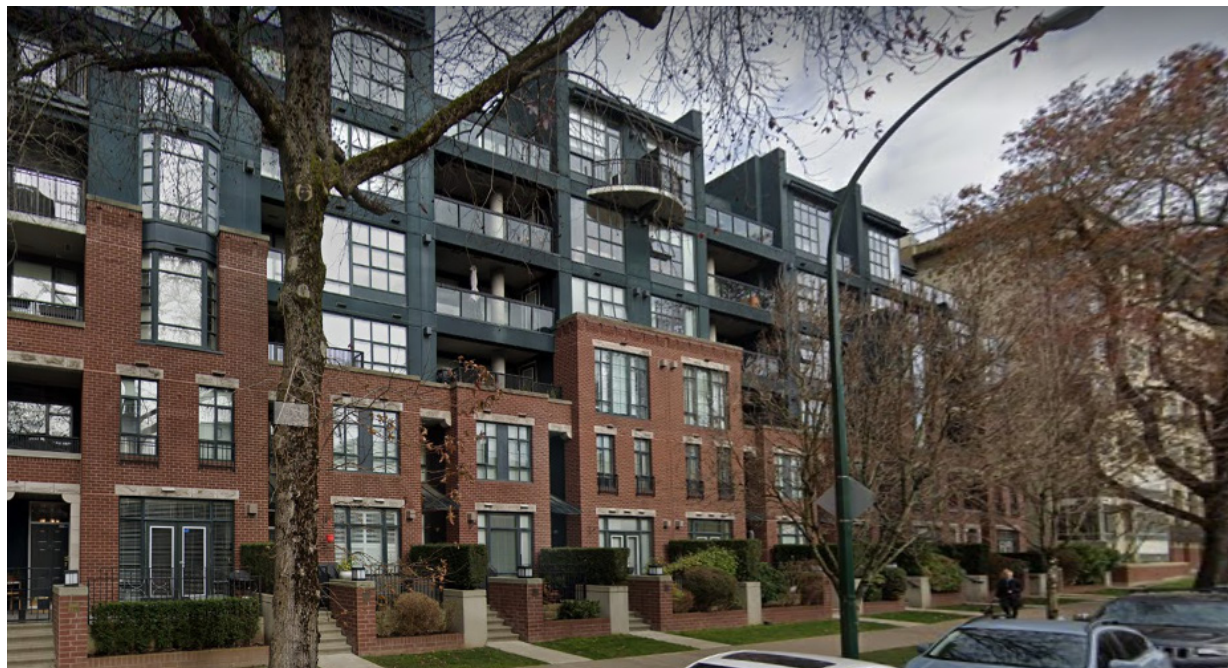
with the objectives of this plan and City policies, including but not limited to public amenity contributions, non-market or affordable housing, or heritage conservation.



Housing Opportunity Areas

6.17 Redevelopment: Within Housing Opportunity areas, as generally shown on Map 10, consider new, primarily **mid-rise** residential development **consistent with City policies**. Scale and built form should be guided by the OCP Urban Place Designations and Development Permit Area Design Guidelines. **Heights and densities are** dependent on site conditions and the ability to sensitively transition to the surrounding context and mitigate impacts on adjacent properties (see policy 6.1).

6.18 Space for Larger Scales with Public Benefit: Within Housing Opportunity areas, consider **increased density, as described in the OCP**, where public benefit is provided consistent with the objectives of this plan and City policies, including but not limited to public amenity contributions, non-market or affordable housing, or heritage conservation. **At the higher end of envisioned densities described in the OCP, substantial public benefit is envisioned (such as secured rental with additional amenity contribution).**



Concept of new housing along the corridor that provides public realm improvements, like street trees, incorporates livable design oriented away from the corridor, and transitions to the surrounding community.

Downtown Core and Transitional Area

6.19 Redevelopment on the Downtown

Edge: For areas designated Core Residential, consider development consistent with policies in the *Official Community Plan* and the *Downtown Core Area Plan*.

6.19.1 For sites that front the east side of Quadra Street between North Park Street and Caledonia Street, consider development of approximately 3:1 Floor Space Ratio, where public benefit is provided consistent with the objectives of this plan and City policies, including but not limited to public amenity contributions, non-market or affordable housing, or heritage conservation.

6.19.2 For the block between Caledonia Avenue and Pembroke Street, and Blanshard Street and Quadra Street (location of the Save-on Foods Memorial Arena, Victoria Police Department, and Victoria Curling Club), densities of 2.0:1 Floor Space Ratio are generally envisioned. However, any redevelopment on this site should consider community desires for public space and facilities (see Parks, Facilities, and

Community Assets section), the envisioned Quadra Cultural Corridor, and connections to Central Park and the Central Park Small Urban Village (see Urban Village and Activity Areas section). Final uses, built forms, densities, and amenity provisions should be guided a comprehensive planning and engagement process if redevelopment is considered.



6.20 Infill Sensitive to Heritage Assets:

This plan and the Downtown Core Area Plan recognize the significance of the heritage properties and properties with heritage merit along Quadra Street in the southwest portion North Park and encourage new development to be sensitive and complementary to these assets.

6.20.1 In proposed redevelopment in this area, give specific consideration to the heritage assets along Quadra Street south of North Park Street, including the church buildings and spires, and ensure new buildings respond to these landmarks through siting, massing, and design that maintains the prominence and public views of these landmark buildings and steeples. See the Downtown Core Area Plan and the Official Community Plan for additional guidance.



Concept of sensitive development along Quadra Street near “Church Row.”

6.21 Envision Transition to the East with Green and Leafy Streets: In the **Transitional Area**, generally between Quadra and Vancouver Streets and Mason and Pembroke Streets, envision a diversity of new multi-unit housing that transitions Downtown to the residential areas of North Park.

6.21.1 For sites that front the east side of Quadra Street between North Park Street and Caledonia Street see policy 6.15.

6.21.2 Moving east into the neighbourhood from Quadra Street, consider new residential and mixed-use development that is consistent with the Housing Opportunity area designation (excluding those parcels that are designated Industrial Employment-Residential).

6.22 Redevelopment Near North Park's Light Industry Area: Retain and renew light industrial and artisan spaces along North Park Street between Quadra Street and Cook Street, consistent with the OCP's Industrial Employment with Limited Residential designation.

6.23 Enhancing the Quadra Cultural Corridor: Along Quadra Street between Pandora Avenue and the north side of North Park Street, encourage commercial, production, arts and culture, or other active uses on the ground floor.

Urban Villages and Activity Areas provide room for mixed-use residential development and will play an important role over time in providing housing options in good locations, see the Urban Villages section for more information.



Below: Concept for “green and leafy streets” the Transitional Area. New, compatible housing can bring opportunities for wider sidewalks, boulevards and streets (image not site-specific).

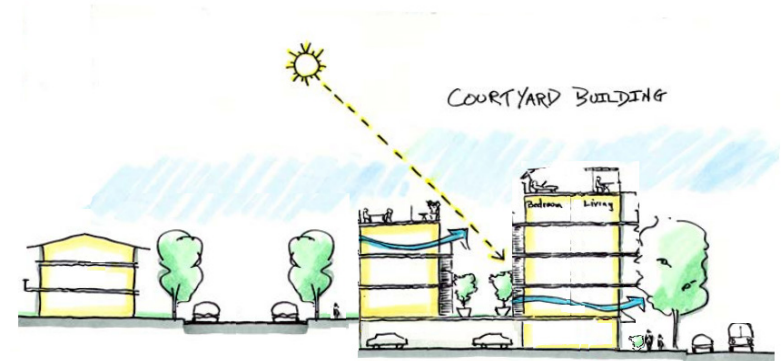
Housing

7. Housing Design

About

Similar to the community's desire to maintain and enhance a high quality built environment in villages, centres, and the downtown, there is desire for a high quality, neighbourly, and livable built form in residential areas.

Victoria actions this desire through the Zoning Bylaw and Development Permit Area design guidelines for the form and character of multi-family development.



Intent and Objectives

Making Room

Make room for new multi-family housing for different incomes, household types, and lifestyles, in close walking distance to urban villages, Downtown and Frequent Transit routes, considering a diversity of locations both on- and off- of busier corridors to provide equitable choices.

Sustainable Mobility

Integrate support for sustainable mobility options into building and public space design including for walking, cycling, transit, shared mobility (like car or bike shares), electric vehicles, and reduced on-site parking.

Amenity and Diversity

Support the ability of multi-family housing to deliver both rental and strata tenure homes and to provide public amenities, affordable housing, family-sized housing, accessibility, and other benefits identified in broader City policies to support housing options for a diverse community (recognizing that no one project will address all of these objectives).

Human Scale

Design buildings and open spaces that create visual interest, diversity, and identity when approached by pedestrians.

Great Streets

Design, locate, and shape buildings to create sunny, welcoming, walkable, green and leafy public streets.

Urban Forest, Landscape and Ecology

Support a healthy, mature urban forest along streets and on private lands, and integrate sustainable landscapes and ecological services into sites (e.g., stormwater retention, climate resilience).

Energy Efficiency and Climate Change

Support built forms that allow new development to meet increasing energy efficiency requirements and design strategies such as passive house design, while continuing to meet all principles in this plan.

Livability

Ensure homes of all types have sufficient access to sunlight, **fresh** air, privacy, open spaces, and other amenities that support livability, with special consideration for buildings along busy arterial streets.

Neighbourliness

Ensure new buildings are good neighbours within streets and public spaces, and transition sensitively to existing and future buildings next door.



Housing Design Guidance

Housing Design Guidance

Design guidance for **multi-unit** (apartments and condos) and **ground-oriented attached** housing is provided in **design guidelines associated with relevant Development Permit Areas in the Official Community Plan.**



Relevant Design Guidelines

General Urban Design Guidelines (2022).

Ground-oriented, attached, or missing middle housing design guidance as required.

Integrated Mobility

Safe, sustainable, and integrated local mobility options can support individual well-being, community vitality, and climate action objectives.

This plan seeks to support city-wide mobility objectives by identifying opportunities to improve North Park's local transportation system.



▶ **Over time, transform transit corridors as places for people, that prioritize efficient service, urban forest, placemaking and accessibility.**

▶ **Improve local connectivity to key destinations throughout the neighbourhood.**

▶ **Make walking, wheeling, and transit safer, more efficient, and more enjoyable.**

▶ **Test parking management strategies that better balance the needs of businesses, residences, public space and sustainable mobility.**

Relevant Policies and Bylaws

Official Community Plan

GO Victoria, Sustainable Mobility Strategy

Urban Forest Master Plan

Streets and Traffic Bylaw

Subdivision and Development Servicing Bylaw

Zoning Bylaw (parking)

Intent and Objectives

These objectives provide context and overarching guidance for mobility in North Park when interpreting the policies that follow.

Support Sustainable Mobility in Victoria

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-model level of service.
- Value the public right-of-way.
- Operate and maintain our assets.

Advance the six key priority areas in *GO Victoria*:

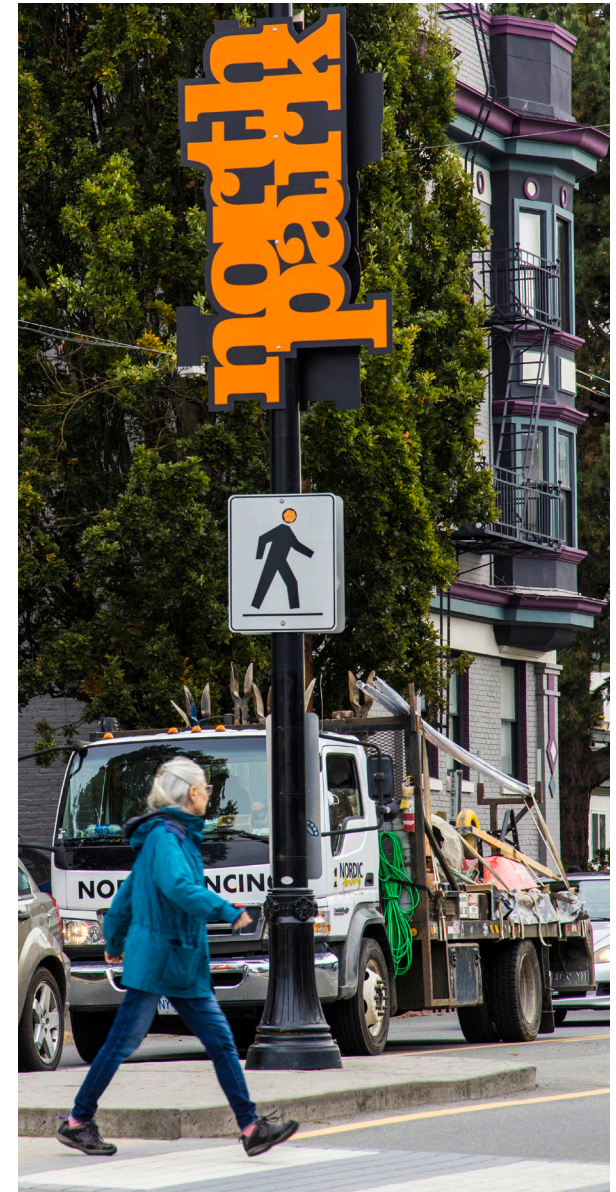
- Achieve Vision Zero to eliminate traffic fatalities.
- Transform public transit.
- Accelerate active and accessible transportation.
- Shift to zero emissions.
- Rethink the curb.
- Harness data and technology to improve transportation choice and efficiency.

Transform Corridors

Enhance corridors as places for pedestrians, those using mobility devices, and transit.

Improve Walking and Wheeling

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.



8. Mobility Corridors - General Directions

Frequent Transit Corridors provide opportunities to make room for new housing, advance reliable, sustainable mobility options, and transform busy streets into places for people. This plan works together with city-wide policies and regulations to guide the design and functions of **mobility corridors** in North Park.

Quadra Street Corridor

Priority Travel Modes: Recognizing the limited right-of-way and limited opportunities to procure additional right-of-way particularly in areas with heritage assets, improvements are focused on the following priority travel modes:

- Walking
- Transit
- Vehicles

Pedestrian and Transit User Focus:

Opportunities to create wider sidewalks and improved transit facilities through redevelopment or as funding and programming permits are a priority for this corridor.

A Cultural Corridor: Consider the unique role of Quadra Street as an Arts and Cultural Corridor in land use and mobility policies and decisions.



Pandora Avenue Corridor

Priority Travel Modes: Cycling, walking, and multi-modal movement are prioritized through the implementation of the All Ages and Abilities (AAA) network along Pandora Street.

Other Functions: Recognize that current uses on Pandora Avenue, within North Park, includes several community and agency organizations, along with supportive programs which serve marginalized members of the community, those facing mental health issues, or those struggling to find suitable housing. The corridor design, its role as an emergency route, and the unique nature of the Pandora Green (see also the Parks, Facilities, and Community Assets section) may require creative mobility solutions and public space allocation.

Cook Street Corridor

Priority Travel Modes: Walking, vehicles, and future transit are priority modes for Cook Street which will likely evolve as the corridor densifies and transit investments become possible.

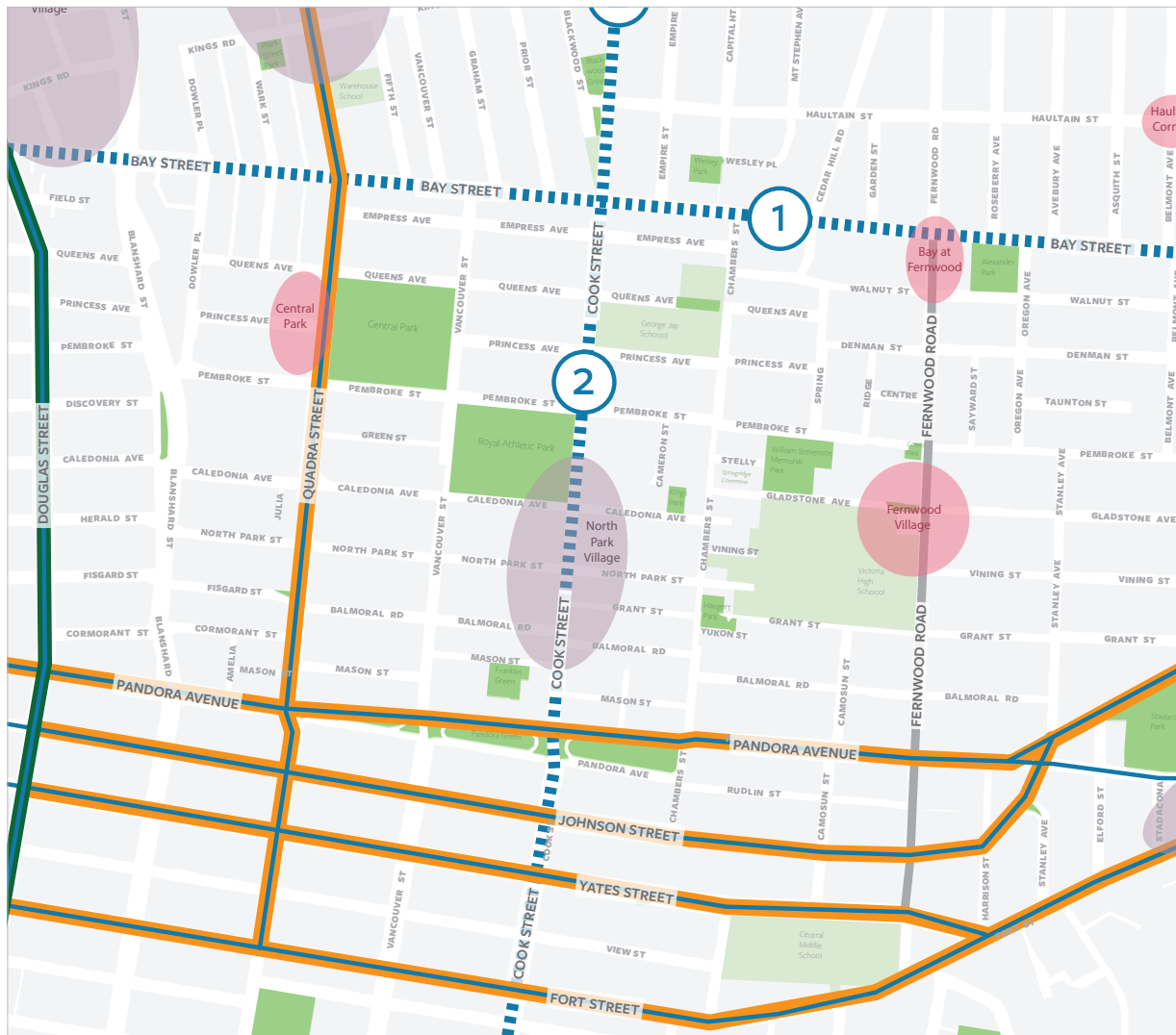
Urban Villages

Public Realm Standards: The City will develop Urban Villages Public Realm Design Standards, to apply city-wide, as an update to existing pedestrian standards, which will consider desired sidewalk widths to accommodate accessibility, village activity, pedestrian traffic, and furnishing and frontage zones consistent with best practices and local contexts.













Integrated Mobility | Mobility Corridors - General Directions

Map 11: Victoria Transit Priority Corridors (For reference only, please see Official Community Plan).



Legend

-  Frequent & Express Service / Rapid Bus Candidate
-  Cumulative Frequent Service
-  Frequent Service Candidate
-  Bay Street
-  Cook Street
-  Local Transit Service
-  Mobility Hub
-  Large Urban Village
-  Small Urban Village
-  Park

The "Victoria Region 25 Year Transit Future Plan" and "Victoria Regional RapidBus Implementation Strategy" are administered by BC Transit and may be subject to change (Transit Exchange Study Areas and Mobility Hubs provided as approximate areas of opportunity).

9. Local Mobility - Policies

Safe, comfortable and efficient walking, wheeling, and rolling options advance sustainability and contribute to happier, healthier, and more vibrant communities. This plan identifies improvements to local networks that can happen over time through regular city processes or redevelopment.

Quadra Street

9.1 Integrated Mobility Study: 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:

9.1.1 Prioritize investments and development contributions to support walking, frequent transit, and vehicle movement as the priority modes.

9.1.2 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).

9.1.3 Identify priority locations for transit shelter improvements, bus waiting areas, and any additional required right-of-way acquisition that may be needed.

9.1.4 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.

9.1.5 Consider opportunities for small-scale placemaking on local intersecting streets that could accompany mobility improvements described above.



Cook Street

9.2 Integrated Mobility Study: 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:

9.2.1 Prioritize investments and development contributions to support walking, local transit, potential future frequent transit, and vehicle movement as the priority modes.

9.2.2 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).

9.2.3 Identify priority locations for transit shelter improvements, bus waiting areas, and any additional required right-of-way acquisition that may be needed.

9.2.4 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.

9.2.5 Consider opportunities for small-scale placemaking on local intersecting streets that could accompany mobility improvements described above.

9.3 Future Transit Improvements: 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

9.4 Bike Parking: 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.

9.5 Improvements on Cook Street in the Village: On Cook Street in North Park Village (Mason Street to just north of Caledonia Avenue):

9.5.1 Through redevelopment, curb use changes, and capital programs seek wider, accessible sidewalks, as well as transit stop improvements or boulevard spaces as applicable.

9.5.2 To better facilitate the improvements described above, consider applications to add parklets w, and consider further expansions of features like corner bulb-outs 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.

9.6 On North Park Street east of Cook Street:

9.6.1 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).

9.6.2 As part of the design of a public space in the village consider a partial closure of part of North Park Street or Balmoral Street (see Placemaking section for further details).

9.6.3 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.

9.7 Laneway Parallel to Cook Street:

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.

9.8 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 Connections

9.9 On North Park Street between Cook Street and Quadra Street:

9.9.1 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).

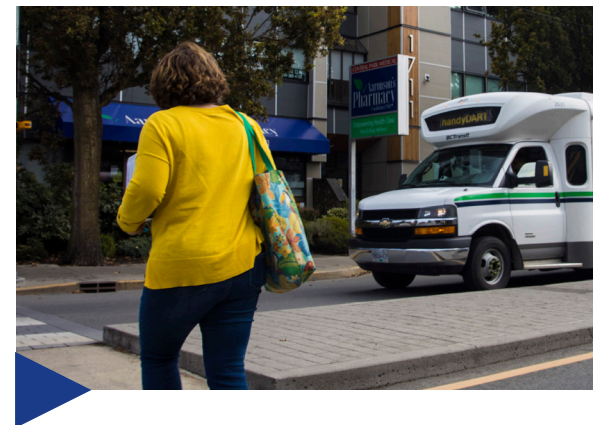
9.9.2 As sites redevelop, in addition to ensuring right-of-way allocation to support businesses as described above, identify frontage improvements to support walking and accessibility, including wider sidewalks, relocation of utility polls, and landscaping as possible.



9.10 Seek Right-of-Way: Ensure boulevards and street trees are achieved with new development, including through establishing desired right-of-way to support them in model zones and other city-initiated zoning updates.

9.11 Cycling Connectors: Complete bicycle connectors on Vancouver Street and support community-led placemaking along the route, including the proposed project at Vancouver Street and Caledonia Street.

9.12 Chambers Street: For key directions related to Chambers Street see the Fernwood Neighbourhood Plan.

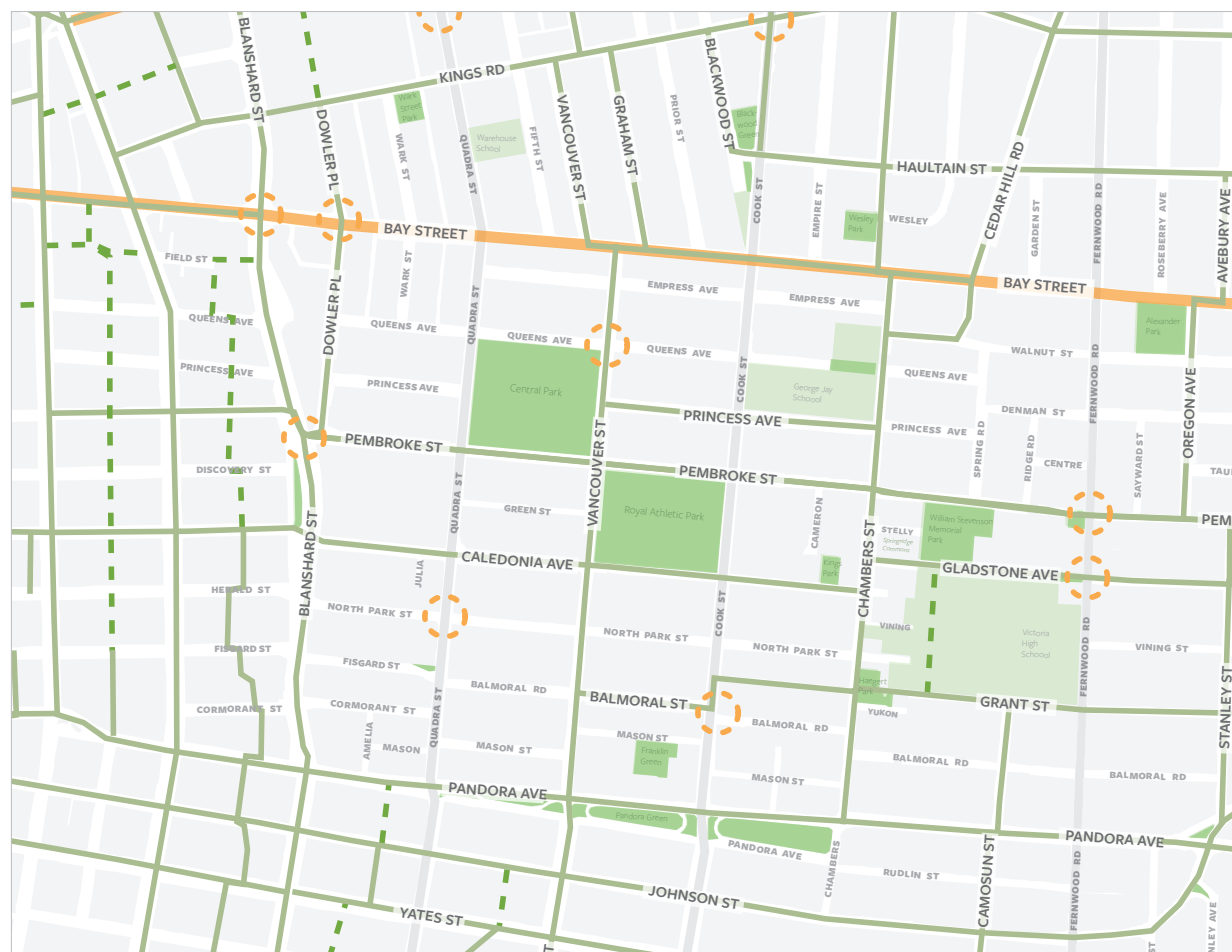


Improving Local Mobility in North Park

Local mobility improvements are realized in multiple ways, often through the redevelopment of private properties or through capital programs.

North Park residents can request improvements, like speed humps or new crosswalks, through the City's mobility programs. Some improvements are identified in this plan while others may be identified through future processes or community requests. Requests are reviewed from a technical perspective and how they align with road safety objectives, and then prioritized with other locations city-wide.

Map 12: Greenways Network with desired pedestrian and crossing improvements (for reference only, please see Official Community Plan).



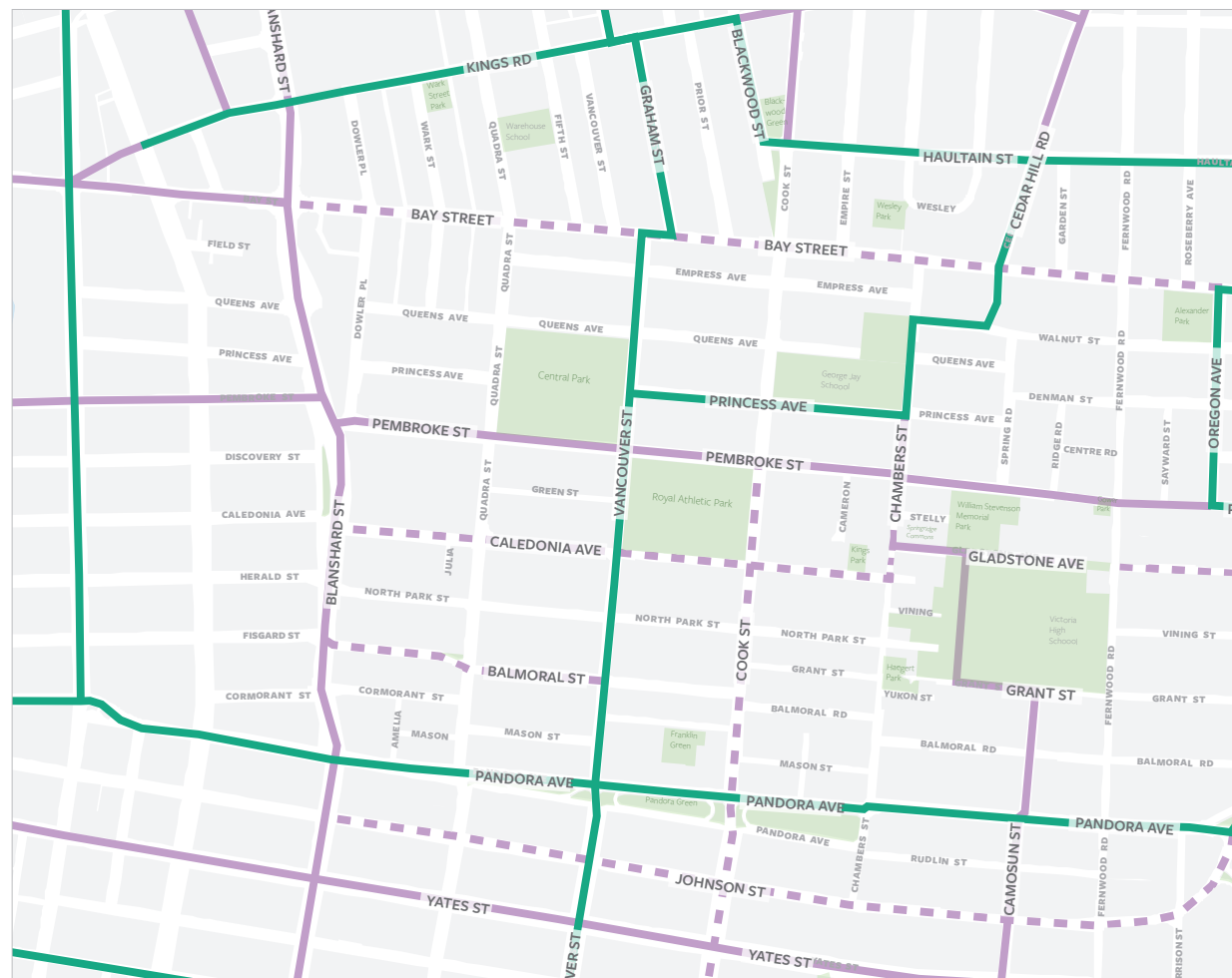
Legend

- Neighbourhood Greenways
- Key transit corridor in need of pedestrian improvements
- Future Greenway Opportunities
- Desired crossing or crossing improvement

About the Greenways Network

The Greenways Network Map illustrates existing and desired routes for safe, convenient, and/or pleasant walking and wheeling. Improvements to greenways may be realized through several City programs including the *Traffic Calming and Crosswalk Program*, the *Pedestrian and Bicycle Master Plan* implementation, the *Transit Shelter Program*, *Road Rehabilitation Program*, *Active & Safe Routes to School* initiatives, regional transportation network investments, and major redevelopment projects.

Map 13: Cycling Network (for reference only, please see Official Community Plan).



Legend

- AAA Priority Network
- AAA Expanded Network
- Other Existing and Community-Identified Cycling Routes

About the Cycling Network

The Cycling Network Map highlights existing and planned All Ages and Abilities (AAA) bicycle facilities. AAA facilities offer a greater degree of safety and comfort. Design treatments will vary depending on the context. Examples include protected bicycle lanes (one-way and two-way), off-street pathways (cycle only or multi-use), and shared-use streets with lower vehicle volumes, speeds, and signage (advisory bicycle lanes and neighborhood bikeways).

The City's AAA plan was adopted in 2016. Once the network is complete, 95% of the municipality will be within 500m of a AAA cycling route, providing safe and convenient access to village centres, parks, recreation centres and schools for all types of riders.

Other components of the cycling network are shown (both existing and desired). These may include painted bicycle lanes, painted buffered bicycle lanes, and signed bicycle routes. Working with partners and private land-owners, the City will continue to be opportunistic to add facilities and improve existing facilities (including addition to the long-term AAA network) as appropriate.

10. Parking - Intent and Objectives

These objectives provide context and overarching guidance for mobility in North Park when interpreting the policies that follow.

Value the Right-of-Way

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.

Manage Parking for All Needs

Given the limited allocated parking and curb space in and near North Park Village, prioritize parking management to encourage turn over and align with broader goals, including accessibility, vibrancy, and local economic development.



Parking - Policies

Parking influences how we live and move about the city, how businesses thrive, and our sustainability objectives. Curb space is valuable public space. This plan works together with city-wide policies and regulations to guide parking in North Park.

Parking Management

10.1 On- Street Parking: 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:

10.1.1 Working with neighbours and local businesses to reallocate public space from vehicle parking to bicycle parking, in addition to other placemaking initiatives.

10.1.2 Piloting the elimination of or modifications to resident only parking programs to better support local businesses.

10.1.3 Piloting time-limited parking that supports improved turn-over of business patrons.

10.1.4 In the long-term, consider transportation demand management

(TDM) methods such as increased and diverse bicycle parking, car share spaces, and others.

10.1.5 Expand accessible parking options serving urban villages.

10.2 Village Parking Management: Create a parking management plan for North Park Village which considers parking management and wayfinding signage, and potential future opportunities at 940 Caledonia Street.

10.3 Support the North Park Artisan Area: Implement flexible approaches to parking along North Park Street that support access and delivery for existing and future maker and artisan spaces.

10.4 Public Parking: 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).

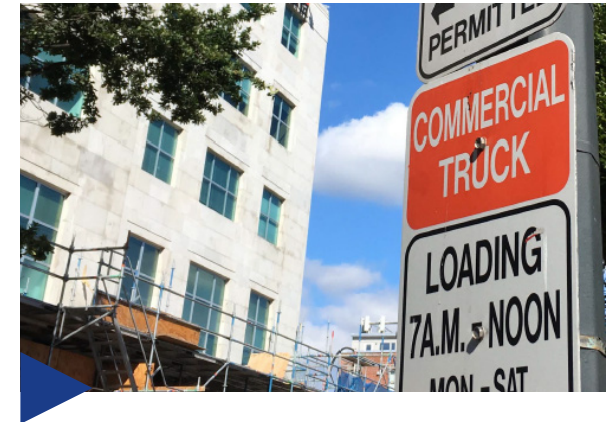
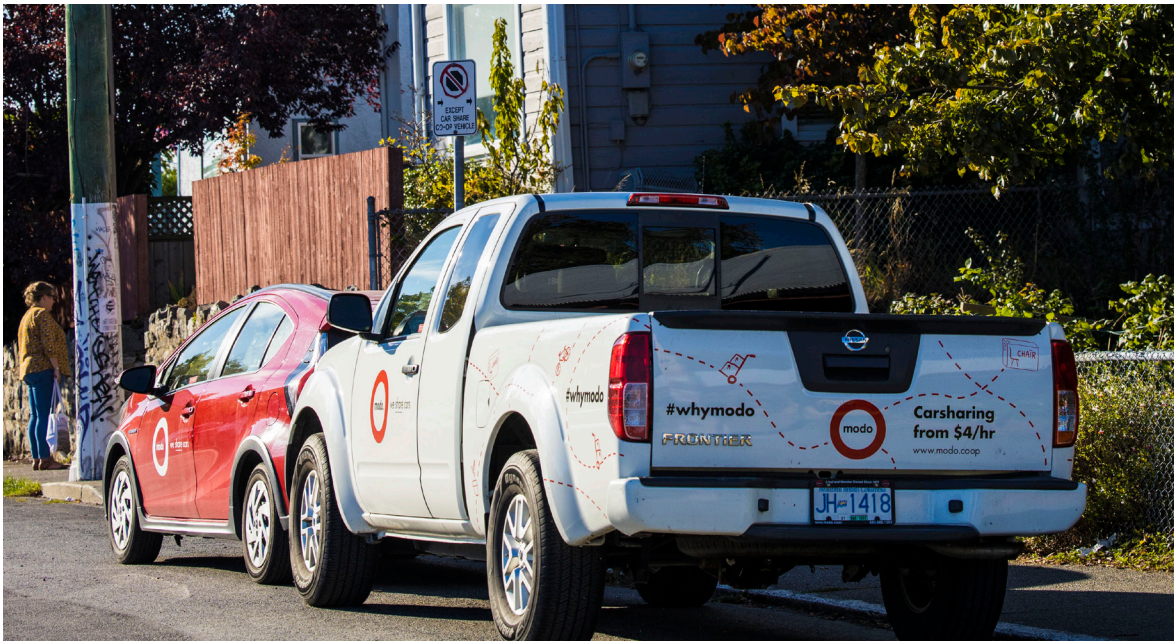
Transportation Demand Management (TDM) supports more sustainable transportation choices by offering incentives, information, and infrastructure, like bike shares, that make it easier and more appealing to live car-light.

Transportation Demand Management

Parking Modernization

10.5 Parking in New Development:

Seek to implement parking management solutions for new housing, including shared parking, reduced parking requirements, and transportation demand management (TDM), particularly for purpose-built rental projects and for new housing near large urban villages, active transportation routes and frequent transit routes.



Managing Curb Space in North Park

On-street parking in North Park is a mix of time-limited, residential only, and unrestricted. This parking is public space that can serve a multitude of needs, including for businesses and residences, cars and bikes, and public spaces like seating or greenery. It can also provide additional space for walking and wheeling.

The City manages curb space and a key target in *GO Victoria* is to ensure that by 2023 all curb space in the city is valued, managed and prioritized.

Parks, Facilities, and Community Assets

Parks and open spaces are highly valued and well used in North Park by people of all ages, incomes, and lifestyles, while there is a strong desire for additional facilities and assets to provide opportunities to connect and build a resilient community.

This plan seeks to support city-wide objectives and identifies priorities for local use of these spaces.

- ▶ **Meet the parks and open space needs of the growing population.**
- ▶ **Emphasize equity, diversity and inclusion in planning, designing, and improving parks, open spaces, and community facilities.**
- ▶ **Grow the urban forest in public and private lands.**



Relevant Policies and Bylaws

Official Community Plan
Parks and Open Space Master Plan
Urban Forest Master Plan
Tree Protection Bylaw
Design Guidelines
(Development Permit Areas)
Zoning Bylaw

11. Parks, Facilities, and Community Assets

Parks and Open Space Planning

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 Changes (DCCs), which can help to fund park improvement and acquisition based on needs generated by the anticipated population increase.

Parks and Open Spaces in North Park

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.



Improving Parks and Open Space in North Park

Parks and Open Space improvements are guided by the *Parks and Open Space Master Plan*. This plan identifies ways to improve parks and locate parks for the desired uses identified by residents, and aligned with city-wide plans.

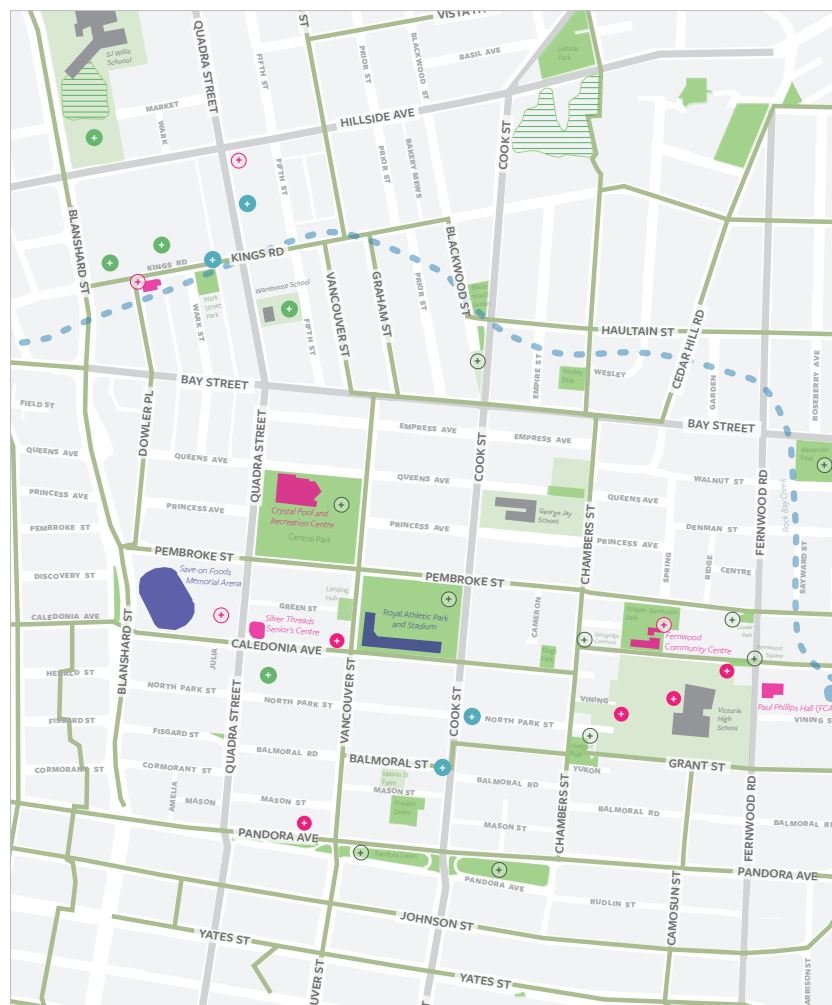
Prioritization and resourcing for parks planning, acquisition, and improvement projects are provided through shorter-term strategic plans and budgeting.

Parks, Facilities, and Community Assets

Parks, Open Spaces and Community Amenities serving North Park

Central Park
 Crystal Pool and Fitness Centre
 Franklin Green Park
 Royal Athletic Park
 Curling Club
 Save-on Foods Memorial Arena
 Silver Threads Senior's Centre
 Mason Street Farm
 (privately owned)






Map 12: Existing and Desired Parks, Open Spaces and Community Assets in North Park.








*Greater Victoria School District properties provide valuable green and open space to the community. While not owned or managed by the City, the spaces are shown here to reflect their importance and the community desire to continue to provide public access or enhanced community use.

Legend



Existing amenities

-  Park or Open Space
-  Community or Recreation Centre
-  School
-  Stadium or Arena
-  Neighbourhood Greenways (see Map 12)

Desired amenities

-  Desired park or open space*
-  Enhancement to existing park or open space
-  Desired community amenity*
-  Enhancement to existing community amenity
-  Desired plaza or public space*

Ecological assets for enhancement, recognition, or preservation

-  Former route of Rock Bay Creek
-  Sensitive Ecosystem (Woodland) Identified in Official Community Plan

*Locations are general or approximate and may represent one idea among many; additional planning may be required.

Intent and Objectives

These objectives provide context and overarching guidance for parks, facilities, and community assets in North Park when interpreting the policies that follow.

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 multi-generational, 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.



Parks, Facilities, and Community Assets - Intent and Objectives

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*.

Community Facilities

Continue to support the current and evolving needs of the diverse population in North Park including households of all ages, incomes, family types and lifestyles.

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.



Policies

Parks and open spaces, community facilities, and other assets contribute to the well-being of North Park and can help to foster a more equitable, inclusive community.

Parks

11.1 Community Priorities: Through the establishment of new parks or development of park improvement plans, consider the following community priorities:

- Consider introducing a water or spray park and/or other water features that help draw people to and animate the space.
- Incorporating more benches, tables, and shade structures for weather protection and seasonal comfort in parks and public open spaces.
- Incorporating public washrooms and drinking fountain facilities.

11.2 Indigenous Spaces: In partnership with Indigenous people, seek opportunities to create or enhance spaces that support gatherings and cultural practice.

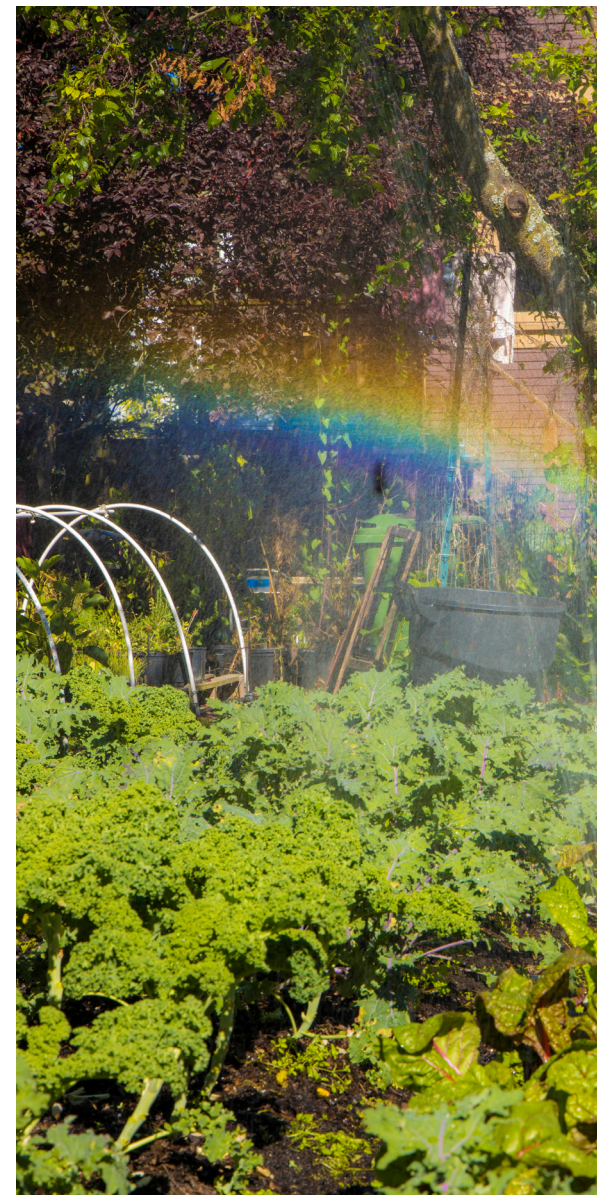
11.3 Outdoor Music: Through planning for arts and culture facilities and implementation

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.

11.4 Establishing New Park Spaces: Seek to establish a new park or significant public open space in the North Park neighbourhood.

11.5 Vancouver Street Plaza Space: Explore opportunities for high quality public open space as part of planning for the Vancouver Street Greenway and the City owned land at Vancouver and Caledonia Streets.

11.6 Central Park Improvements: Continue to consider improvements to Central Park through a park improvement plan. If the Crystal Pool is relocated or redeveloped, engage the community on the development



Parks, Facilities, and Community Assets - Policies

of a comprehensive site plan and consider the community priorities noted above, including reinforcing and enhancing the park for multi-cultural, multi-generational use.

11.7 Franklin Green Park Improvements:

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.
- Enhancing its role as a place for picnicking and gathering for residents.

11.8 Pandora Green Improvements:

Consider future enhancements to Pandora Green / Harris Green, including consideration of ideas developed during the Pandora Green Charrette.

11.9 Curling Club: Work with the Victoria Curling Club to identify additional opportunities for increased public use of the facility.

11.10 Royal Athletic Park: Continue to expand public access and programming at Royal Athletic Park **and consider other changes and improvements as part of a future planning process.**

11.11 Pockets of Green: 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.

11.12 Green Space Connections: Better connect green spaces to one another and to areas of higher-density housing through new greenways (see Mobility section).

Community Facilities

11.13 Adding Community Centre Space:

Seek to add community centre space to serve North Park and area residents.

11.14 Indoor Amenity at 930 Pandora: **Carry out Council direction for a new community facility as part of the multi-use development planned in partnership with BC Housing and other stakeholders.**

11.15 Community Facility at 940 Caledonia:

Consider the potential for a public building, whether a community facility or affordable housing, at the 940 Caledonia Parking lot in future.



Parks, Facilities, and Community Assets - Policies

Local Food Systems

11.16 Community Gardens: 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 through the Growing in the City program.

11.17 Food Security: Support community programs to distribute food and enhance food security, including “Good Food Boxes”, community supported agriculture, and others.

11.18 Food Programs: 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.

11.19 Food in Public Space: Support the development and enhancement of public spaces that includes opportunities to share, sell, and grow food.

11.20 Mason Street Farm: Support the continued use of the Mason Street Farm as Urban Agriculture enterprise or location.



Supporting Food Systems in North Park

Food security and opportunities to grow and share food are a priority for North Park residents.

Victoria’s Growing in the City program supports urban food production on public and private land. The program supports urban food production on private land in new developments, provides resources and support for community-led boulevard gardening, bee and hen keeping, urban food trees, rooftop greenhouse, the establishment of community gardens, and more. Short-term North Park priorities can be identified in a Community Action Guide.



Implementation and Next Steps

Implementation of this plan will be ongoing. Some ideas may be realized in the near-term, others could take time. This plan will also be updated as required when additional planning takes place.

The policies and ideas in this plan will be implemented over time, in some cases through City strategic plans and annual budgets. In other cases, concepts may only come to fruition as opportunities arise, including through redevelopment proposals or community-led action.

When development proposals or grant submissions are considered by the City,

this plan will be used as reference to guide decision making, together with the *Official Community Plan* and other City plans, policies, and initiatives.

Planning will also continue and this plan may be amended as future work proceeds. Some future work may be coordinated by the City and completed together with the community, other work may be community-led.

▶ **The City will support a process to develop a Community-led Action Guide if community members and organizations find such a process to be appropriate or useful.**

