



November 8, 2008 n:\gis-2000\maps\ocp maps\dp area maps (layout 10.8)



Map 10.8
 Development Permit Area 8
 (Heritage Conservation) Harris Green and North Park



DEVELOPMENT PERMIT Area 8 (HERITAGE CONSERVATION), HARRIS GREEN AND NORTH PARK

1. (a) Pursuant to Section 919.1 (1) (d) and (f) and 970.1 (1) & (2) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.8 is designated as Development Permit and Heritage Conservation Area (DPA) 8, Harris Green and North Park, for the purpose of:
 - i. Revitalizing an area in which a commercial use is permitted;
 - ii. Establishing objectives and providing guidelines for the form and character of industrial, commercial and multi-family residential development;
 - iii. Protecting, conserving and enhancing the heritage character established by the presence of sites, buildings and structures which are of architectural and historical significance.

This designation enables Council to approve the particulars of the exterior design and finish of all buildings and structures and also to establish landscaping standards. This heritage designation is justified by the presence of heritage buildings in this area.

- (b) Heritage Alteration Permits are required only for buildings that are listed on the City's Heritage Registry or are subject to a Heritage Designation Bylaw or a heritage covenant.
2. The objectives which justify this designation are:
 - (a) To conserve the heritage character of Quadra Street and relate new development to the height of landmark buildings;
 - (b) To realize the aesthetic and economic potential of the Harris Green area; the area bounded by Blanshard Street, Pandora Avenue, Cook Street and Fort Street;
 - (c) Retention of existing heritage buildings and sites along Quadra Street.
 3. The following guidelines will apply in DPA 8 to achieve the objectives set out in Section 2:
 - Harris Green Local Plan 1995;
 - Harris Green Charrette Urban design Guidelines – Creating a Blueprint for our Urban Future (1997);
 - North Park Local Plan (1996);
 - Advisory Design Guidelines for Buildings, Signs and Awnings (1981);
 - Standards and Guidelines for the Conservation of Historic Places in Canada prepared by Parks Canada;
 - City of Victoria Heritage Program Sign & Awning (1981) Guidelines.
 4. Where there is any conflict between any provisions of the guidelines specified in Section 3 and the provisions of the Official Community Plan, the provisions of the Official Community Plan will prevail.