



June 14, 2004 h:\gis-2000\planning\ocp maps\dp area maps (layout 10.23)

Map 10.23  
 Development Permit Area 23  
 Railyards



## DEVELOPMENT PERMIT Area 23, RAILYARDS

1. Under Section 919.1 (1) (d) of the *Local Government Act*, the area shown within the heavy dark grey line on Map 10.23 is designated as Development Permit Area 23, Railyards.
2. The purpose of this designation is to:
  - (a) Revitalize an area in which commercial uses are permitted.

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.

3. The designation is justified by the following objectives:
  - (a) The need to revitalize this heavy industrial site for a variety of uses, including combined commercial and residential use;
  - (b) Development of the area in a comprehensive, coordinated manner; and
  - (c) The goal of developing and integrating a mix of uses of the area to provide variety to meet public and community needs.
4. The guidelines that must be applied to achieve these objectives are the *City of Victoria Railyards Development Guidelines*, dated November 6, 2002, as set out in Appendix A.
5. If a provision of the Guidelines specified in Section 4 is inconsistent with or in conflict with another provision in the Official Community Plan, that other provision prevails.