



June 14, 2004 h:\gis-2000\planning\ocp maps\dp area maps (layout 10.28)



Map 10.28
 Development Permit Area 28
 Quadra Village



DEVELOPMENT PERMIT Area 28, QUADRA VILLAGE

1. Under section 919.1 (1) (d) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.28 is designated as Development Permit Area 28, Quadra Village, for the purpose of revitalizing an area in which commercial use is 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.

2. This designation is justified by all of the following objectives:
 - (a) To encourage public and private investment that will make the Quadra Village neighbourhood shopping area more interesting, attractive, and safe;
 - (b) To ensure that new development enhances the streetscape and vitality of the area;
 - (c) To enhance community pride and increase business opportunities.
3. To achieve the objectives set out in Section 2, the guidelines set out in the Quadra Village Design Guidelines, dated January 28, 1998 apply.
4. Where there is any conflict between provisions of the guidelines specified in Section 3 and the provisions of the Official Community Plan, the provisions of the Official Community Plan prevail.