North Park
Local Plan
Adopted by Council
September 12, 1996
This plan was made possible through the work of a Steering Committee, appointed by Council to represent a broad cross section of the community. The committee made a generous contribution of time and ideas to the planning process. Members included:

Fred Portman, Chair
Melvin Dong
Dinah Ellett
Barney and Johanna Hagar
Daniel Harper

Michael Leavy
Lori Lust
Victoria Meacham
Jerry Mossop
Helen Newnes

In parallel with the Steering Committee, an interdepartmental group of staff provided technical expertise to this project. Members included:

Steve Barber
Jim Burrows
Joe Daly
Tim Galavan
Mark Johnston
Doug Koch
Mike McCliggott
Mary Ann Murray

Gail Price-Douglas
Brian Sikstom
Ken Silvester
Elaine Smith
Sally Thomassen
Fred Wingfield
Wendy Zink

This plan is published by Council to explain its policies for managing change in this dynamic part of Victoria. Please note the plan is not considered a static document. It is expected that improvements will be made by way of Council amendment on an on-going basis with annual review meetings in the community.

Your suggestions for improvements will be welcome.

Councillor Alan Lowe
Chair of Planning

Special Note: The North Park Local Plan has been amended to reflect the polices and direction of the Downtown Core Area Plan (2011), for those portions of North Park that are located within the boundary of the Downtown Core Area (See Map 1).
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North Park Map 1 Plan Summary. Land Use, Density & Zoning Potential

Legend

PRIMARY RESIDENTIAL
① SINGLE FAMILY, DUPLEX, CONVERSION TO SUITES & LIMITED TOWNHOUSE (R1-5, R2-2 OR R-1)
② TOWNHOUSES (R-K PLUS #1)
③ TOWNHOUSES & 3 STOREY APARTMENTS (R3-A)
④ TOWNHOUSES & 4 STOREY APARTMENTS (R3-AM)

MIXED USE RESIDENTIAL, COMMERCIAL & INSTITUTIONAL
⑤ 2-3 STOREY (C1-CR OR CR-C)
⑥ 4 STOREY (C-1)
⑦ PANDORA AVE. 4 STOREY (BASED ON CA-1)
⑧ 5 STOREY (CA-3 OR CA-3C)
⑨ 7+ STOREY (BASED ON R3-C)

MIXED USE SERVICE, RESIDENTIAL, COMMERCIAL & INSTITUTIONAL
⑩ LIGHT INDUSTRY OR TOWNHOUSE (M-2 OR R-K)
⑪ SERVICE STATION OR TOWNHOUSE (G-5 OR R-K)
⑫ ARTISAN TRADES WITH MIXED USES AND/OR RESIDENTIAL (NEW ZONE)

RESIDENTIAL MIXED-USE DISTRICT (DOWNTOWN CORE AREA)
① 4-5 STOREYS
② 8-10 STOREYS
③ 15-20 STOREYS
④ 5-6 STOREYS
⑤ 11-15 STOREYS

HERITAGE BUILDINGS (SEE ALSO APPENDIX MAP 4.4.1)
★ DESIGNATED HERITAGE BUILDING
★ HERITAGE REGISTRY BUILDING

URBAN DESIGN FEATURES
★ TRADITIONAL SKYLINE LANDMARK HEIGHT
敏感区域 90m AROUND LANDMARK
△ STREETHEAD SITE

LANDSCAPE SCREENING

TRANSPORTATION
--- ROAD RIGHT OF WAY CHANGES (SEE FIGURE 7.4.4)
W MID-BLOCK WALKWAY

ALTED TRAFFIC PATTERN

Revised: June 2012
North Park Map 1.1 Predicted Change Areas

Legend
- Major Change Predicted
- Minor Change Predicted

Land use and density will be kept stable due to close fit between current form of development and potential recognized in the plan. Change may take form of new buildings similar in size and function to those replaced. Some sites will be conserved as park or heritage sites.

Date Updated: June 2012
A plan is needed to help the community make the right decisions about change so that the next generation will enjoy the best City possible. And change is coming to North Park.

By 2001 the population will increase to about 3500* (80 persons per year). Most of these newcomers will be moving to take advantage of job opportunities or retirement. They are important to the City's plan. It stresses affordable housing within close proximity to Downtown, parks, schools and recreation facilities.

New housing will be concentrated in the southern part of the neighbourhood. It will have a street-friendly, neighbourly appearance and scale. Good quality housing will be conserved. Special attention will be given to preserving existing housing in the southeast part of the neighbourhood.

The Quadra Street set of church landmarks will be conserved; along with other heritage buildings.

Population growth here and in the adjacent neighbourhood of Harris Green will attract new businesses. Stores serving these communities and Fernwood will be concentrated in the Cook/Pandora area. Buildings will have shop windows close to the street. Many will have residential suites above stores.

The arena block will take on the appearance and function of a civic centre. It will house a new police station, more attractive landscaping, benches, play equipment, a mid-block walkway and parking. A more modern arena, “recplex”, and swimming pool eventually could round out the block.

Careful management of street parking, City parking lots and zoning standards will result in greater harmony between residents and visitors. Street design will emphasize trees and “multiple use” ... attractive to cyclists and pedestrians (as well as buses and cars).

In 1993 Council appointed a steering committee to review the 1981 plan concurrent with that of the adjacent Harris Green neighbourhood. The committee held a public walking tour, followed by five workshops. At each, information was presented about the 1981 plan and recent trends. Participants were encouraged to offer their views in discussion and follow-up questionnaires. Later, the steering committee reviewed all the findings and worked with City staff to draft a new plan. It was presented to the community at a January 1995 open house in the neighbourhood. The steering committee presented its final draft to Council in June 1995. Council referred this draft to its Advisory Planning Commission for public review and also invited further input from interested agencies. The result and changes were consolidated in draft 95.10.18 and referred for further input to a public workshop April 17, 1996. Changes arising from the workshop have been incorporated in this draft.

* 1991 population was 2700
2.0 BACKGROUND

2.1 General

Twenty years ago, an expanding Downtown showed signs of sprawling into this area, away from its origins in Old Town.

Victoria's neighbourhoods were discovering their heritage and were strongly resisting further redevelopment.

In the interests of keeping Downtown compact, of meeting the mounting needs for housing near Downtown's jobs and relieving redevelopment pressures nearby, a vision of this area as a mixed-density neighbourhood started to take shape. By the time the 1981 plan was completed, North Park was viewed as a major residential area.

Because of its central location, North Park became home to the City's main leisure facilities: the Memorial Arena, Crystal Pool and Royal Athletic stadium.

Also, the City's parking requirements have been quite minimal for new development, on the assumption that a central location, well served by transit, would have less parking demands. Unfortunately, parking demands have remained greater than anticipated.

2.2 History

The neighbourhood of North Park began as part of the town planning policies of the Hudson's Bay Company. The company surveyed the lots for the new town of Victoria with the intention of keeping settlement concentrated in the townsite. It also hoped to prevent what was viewed as a lower class of citizens from flooding into the new town and to control the amount of land speculation that would follow. To accomplish this, the land was surveyed into three categories, the town lots, the five-acre suburban lots and the country lots of at least twenty acres. It charged $125 for the five-acre lots.

North Park sits as the southern boundary of these suburban lots. Its proximity to the townsite made it a desirable location for residences and, despite the plans of the Hudson's Bay Company, the five-acre lots were subdivided into residential lots within a short time. By 1872 only four remained in their original five-acre configuration. The rest had been subdivided, some into more than fifty lots.

Although the lots were available earlier, the major building boom in North Park began near the turn of the century. Between 1895 and the subsequent citywide boom in 1912, the majority of houses were built in the area. Over time the neighbourhood has remained primarily residential, although some commercial area has developed along the major corridors, such as Quadra and Cook Streets. As well as these sites of commercial activity, the building of a number of apartments has created some residential areas of higher density.

North Park also includes some landmark buildings such as St. John's Anglican Church and the First United Church, both on Quadra Street. Houses on Balmoral and Mason Streets, as well as the Amelia Street cluster, are all buildings with heritage merit. Some prominent Victoria citizens owned property in North Park. Sir Joseph Trutch, George Walkem and W.J. Pendray were among them.

As well as being a residential area, North Park is also home to many of the City's major sports facilities, including Memorial Arena, Crystal Pool and Royal Athletic Park. Royal Athletic Park has been used as a playing field since the 1900s. The park remained under private ownership until 1925 when the City purchased the property from the estate of Grace M. Purchelle. The park now comprises 2.7 hectares. Memorial Arena was opened in 1949 as a replacement to the Olsen Arena in the Willows Fairgrounds which was destroyed by fire in 1944. Similarly, Crystal Pool was built in 1971 to replace the outdated Crystal Gardens pool which had been used since the 1920s.
2.0 BACKGROUND

2.3 Location

North Park is bordered by Downtown and the neighbourhoods of Harris Green, Fernwood, Hillside-Quadra and Burnside.

The population of North Park grew from 1500 in 1971 to 2700 in 1991. Most of this increase has taken place in the southwestern part, closest to the Downtown.

2.4 Population

The 1994 population is approximately 3000. Although planned capacity for 7300 persons existed in the 1981 plan, the likely population levels will be 3100 (52% of capacity) and 3500 (58% of capacity) by 1996 and 2001 respectively. This current plan provides for a population capacity of approximately 6000. The city's population is expected to grow from 70,000 to 76,300 by the turn of the century.
3.0 HOUSING

3.1 Issues and Observations

* Residents have these concerns:
  - That much of the neighbourhood's stock of attractive, older housing should be conserved rather than redeveloped.
  - That housing remain affordable with a mix of owners and renters.
  - That non-market housing be well distributed throughout the CRD.
  - That there be attractive landscaping or friendly windows and doors at street level rather than blank walls and wind tunnels.
  - That densities remain relatively low.
  - That gardens be conserved.
  - The existing "mixed-use" quality is valued.
  - Properties should not be allowed to become rundown.
  - Housing that has none of its units with direct ground access is impersonal.
  - Every effort should be made to promote the concept of co-op housing for new development in North Park.
  - North Park presently has reached its limits for non-co-op subsidized housing.

The North Park neighbourhood feels it is necessary to continue providing and preserving affordable housing. This is done in North Park by conserving existing houses, either single family or those which have already converted to multiple units (or have the potential to be so renovated). Converted housing commands a lower rental than would be the case if the existing structure was replaced by either condominiums or townhouses. These latter dwellings, by virtue of their per unit cost, would not meet the needs of a substantial portion of our neighbourhood. Converted units also assist in maintaining the diversity in the family group and have created small social frameworks within the larger setting.

3.2 Goals

1. Maintain the variety of housing forms in a manner that maximizes the convenience, comfort and security of residents.
2. Celebrate the current mix of income groups and special needs
3. Conserve existing housing except where redevelopment option is shown on Plan Summary Map 1.
4. Encourage housing with ground-oriented units.
5. Encourage and preserve environmentally friendly landscaping, i.e., native plants, edible vegetation, permaculture.
Examples of the R3-C Zone Apartments

Figure 1: 853 North Park, Building is 1.4 X lot area, (R3-C Zone)

Figure 2: 832 Fisgard Street, Building is 1.3 X lot area, (R3-C Zone)

Figure 3: Sandpiper, 1630 Quadra Street, 3 X lot area, (R3-C Zone)
FIGURE 4.0.2

Examples of CA-1 and S-1 Zone Commercial

Figure 4: VEFRA Building, Pandora/Quadra, 1.76 x lot area (CA1 and S1 Zones)

Figure 5: Balmoral Gardens, 921 North Park, 1.8 X lot area (R33 Zone)

Figure 6: Rotary House, 1855 Quadra, 1.6 X lot area (R24 Zone)
3.0 HOUSING

3.3 Goals

1. Anticipate a population increase of up to approximately 80 to 100 persons per year, reaching 3500 by 2001.

2. Encourage co-op housing.

3. Maintain stability in neighbourhood by keeping existing housing.

4. Height of new apartments should be related to its neighbours.

5. Dwellings on lower floors should be designed to offer the possibility of direct ground access from the unit.

6. Include “townhouse” units in apartment projects.

3.4 Recommendations for Policy and Action

1. Encourage co-operative housing projects (on Royal Athletic Stadium parking lot site consider designation for co-op housing).

2. Within the areas designated on Map #1, detached houses, duplexes and the conversion of houses to suites may be permitted under the R1-B and R-2 zones. Rezoning for "small lot" single-family dwellings will be considered, based on city-wide policies. Rezoning for townhouses of up to 2.5 storeys in height, will be considered on their merit, based on R-J standards (or R-K where site borders land used or intended for non-residential or apartments) as shown on map as 2.

3. Within the area designated on Map #1, rezoning for three-storey apartments or townhouses will be considered, based on R3A-1 zone. This zone is considered a "good neighbour" zone where apartments border lower density housing. Rezoning for "small lot" single-family dwellings will be considered, based on city-wide policies.*

4. Within the area designated on Map #1, rezoning for four-storey apartments or townhouses will be considered, based on R3AM-1 zone. Rezoning for "small lot" single-family dwellings will be considered, based on city-wide policies.*

5. In evaluating a housing project design for rezoning, development permit or variance Permit, the following will be considered:

   - Social Planning Development Guidelines with particular emphasis on impact on immediate neighbours
   - Advisory Design Guidelines for Buildings' and Street(s) facade incorporating private dwelling entrances and windows in traditional relationship to the street.
   - Balconies are to be designed for usable private outdoor space, e.g. at least eight by eight feet (2.4 X 2.4 m).

   - Subject to a floor space ratio of 0.55:1. (The floor space ratio in this zone is to be defined as excluding basement floor area on a promotional basis, related to its distance below grade, e.g., where a basement wall is 60% below ground, 60% of the floor area of the basement will be exempt from a calculation of floor space ratio.)
North Park has five designated heritage buildings, two of which (First' and St. John') form part of the Quadra Street "set" of traditional church landmarks.

The "Harris Green-Quadra Axis" development permit area was established to enhance this unique feature. St. Andrew's School is a landmark building on Pandora and Vancouver. Formerly known as St. Louis College, it is over 100 years old.

There are three designated houses, two of which have been converted to include commercial use. Several buildings are on the Heritage Registry, including the cluster of houses on Amelia Street and an adjacent converted church ("Nelsons" building).

Heritage sites often feature attractive grounds.

The duplex zoning that covers much of the neighbourhood, provides conservation incentives e.g., a large house, could be converted to three or more suites to conserve the traditional architecture while increasing density.

The City assists the owners of heritage buildings by providing design guidelines, subsidies to building improvements and preferential treatment on land use, density and parking variances.

### 4.4 Recommendations for Policy and Action

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<td>1. Review and update the heritage inventory for North Park.</td>
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<td>2. Preserve character housing and protect streetscape.</td>
<td>2. Review the design quality of building applications in the Quadra-Axis Development Permit Area to assure compatibility with heritage buildings.</td>
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<td>3. Extend the heritage design controls to include the Amelia street cluster.</td>
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4.0 HERITAGE & TRADITIONAL LANDMARKS

4.4 Recommendations for Policy and Action

1. Allocate budget to update the heritage inventory. In the meantime recognize the sites illustrated on appendix Map 4.4.1 "Character Buildings". Owners to be encouraged to consider Heritage Registry or Designation status.

2. Applications for a development permit within 90m (100 ft) of the "First" or St. John" church towers will be designed:
   - to ensure the continued predominance of the traditional skyline landmark.
   - to incorporate massing, siting and detailing sensitive to the heritage buildings' setting.

3. The Official Community Plan is to be amended to extend Development Permit Area No.8 to include the Amelia Street cluster as illustrated in Appendix Map 4.4.3. The design objective is to encourage massing and detail to compliment the heritage houses. (See also 10.4.5).

4. Conservation of traditional landmarks and other heritage quality buildings are to be encouraged:
   - By making use of Heritage Registry process.
   - By considering economic incentives, e.g., use, density and parking standards.
   - By making available records and guidelines from City departments, including Archives and Heritage Division of the Planning Department.
   - By making a priority of upgrading infrastructure around character buildings.

5. Seek Heritage Registry status for St. Andrew's. Should expansion be necessary, zoning to be discussed at that time.

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Early Photo of North Park Neighbourhood, Courtesy City of Victoria Archives
Balmoral's 900 Block is in Foreground (View is to the Northeast Possibly from Roof of St. John Church)
Central to the City's planning policy is the notion of keeping Downtown compact. Its natural inclination to sprawl out into this area has been strongly resisted.

The main focal point for resident shopping (groceries, etc.) has been shared with the Fernwood and Harris Green Park neighbourhoods ... comer of Pandora and Cook. This should remain a compact commercial area.

Although large office buildings mostly have been discouraged from spreading into the area from Downtown, there is one exception: Pandora Avenue. Here policies have allowed office complexes (at up to 2.0:1 compared to Downtown’s 3.0:1 density).

There is a concern that large commercial buildings that have only one use or tenant along the sidewalk “impoverish” the street.

Pandora Avenue has been a "gateway" to Downtown where commercial buildings with landscaped forecourts have been encouraged. The new "VERFA" Building at Quadra Street is an example. (Some properties have placed greater emphasis on utility than appearance by placing their parking in front, with minimal landscaping.) The C-1 and other zones which permit parking in front yard, occurs in several prominent locations along Cook and Quadra and Pandora. This is no longer acceptable to residents. (In some cases front yard parking has been made "non-conforming" by changes in zoning.)

Residents value the mixed-use quality of the neighbourhood and agree with the Pandora-Cook location for local shopping. There is support for existing comer stores and for existing small business in 1000 block North Park. There is great opposition to any new "drive-in" type restaurant or "24-hour"stores. There are problems with noise from traffic and machinery on Dowler resulting from existing business, particularly the large dairy plant located there.

There are several churches in the neighbourhood. In addition to their religious role, they provide community space. Many have also sponsored affordable housing projects.

A new city police station is planned for the comer of Quadra and Caledonia. The project was approved by referendum in 1992. There is concern that its impact, particularly on traffic and parking be carefully managed.

### 5.2 Goals

1. Commercial/institutional uses and densities should be accommodated that will advance the area’s emerging role as a mixed use neighbourhood marking the edge of Downtown, e.g. Cook, Blanshard and Pandora Ave.
2. Support compact forms of development within strategic locations.
3. Encourage shop-window interest and a variety of store fronts along the sidewalks of commercial zones.
4. Existing church and school uses should be maintained.

### 5.3 Objectives

1. Reinforce a strong local shopping presence in the Cook/Pandora area
2. Encourage mixed uses of commercial and institutional uses mixed with residential and located in a manner that responds to the neighbourhood’s needs.
3. New commercial development should be designed to emphasize an urban street relationship for pedestrians with minimal front-yard parking.
4. Limit height and density of new buildings along Pandora Avenue as described in the Downtown Core Area Plan.
### 5.4 Recommendations for Policy and Action

1. Initiate replacement of C-1 with CR-3M-type zone (as in Fairfield's Cook Street Village) at Pandora and Cook as a means to encourage a more street friendly form of mixed commercial residential development. This zone would:
   - site parking away from the street front;
   - make provision for sidewalk/boulevard/bike lane improvements to the street right-of-way (with exception of local streets, e.g. Mason);
   - allow upper floors to be residential (not commercial);
   - allow the option of residential use on ground floor;
   - allow churches and public buildings.

2. Rezoning for additional CI-FS (e.g., the McDonalds site at Pandora/Vancouver) will be strictly discouraged.

3. The existing CI-FS site will be encouraged to redevelop under the CA-1 zone e.g. for commercial/residential mixed use.

4. Small-scale commercial uses to serve the neighbourhood's "walk-in" trade (e.g. small medical clinics, barber shop, or corner store etc.) will be supported in locations that minimize friction with existing residents e.g. as part of the commercial village evolving at Cook/Pandora.

5. The expansion needs of churches or other community institutions will continue to be accommodated in a manner that promotes harmony with adjacent properties. Any rezoning for churches and community institutions will be addressed in a manner that is in keeping with the goals and objectives of this plan (e.g., as they relate to housing, services, land use, parks and recreation,

6. Initiate changes to the CA-1 zone to restrict to four storeys.

7. Initiate changes to the CA-1 zone to encourage upper floor residential instead of office use by restricting office use to a floor space ratio of 1.0:1.
6.0 INDUSTRIAL AND SERVICE COMMERCIAL

6.1 Issues and Observations

There has been a trend for the area’s light industry to relocate making way for residential uses. There is concern about the loss of small business space, i.e., 1000 block North Park. It is desirable to maintain existing small business in 1000 block North Park Street.

The 1981 plan attempted to ease this transition by holding off on “prezoning” to residential and retaining viable businesses in a suitable “holding” zone (the S-1), on the assumption that the land owners would apply for residential zoning before redeveloping.

In some cases, the S-1 has been used to redevelop for exclusively light industry or commercial uses. The S-1 zoning may warrant refinement to ensure setback and height limits are more in keeping with its neighbours in cases where existing light industry is expected to border residential uses.

6.2 Goal

1. Co-operate with existing businesses to ease the transition to uses compatible with a mixed use community.

6.3 Objectives

1. Vacant industrial and service commercial sites are to be redeveloped for residential or mixed use (see Map #1)

2. Rezoning Land Assembly should be consistent with the current and planned uses of the neighbouring sites, e.g. avoid creation of “orphaned” lots or pressure on remaining businesses.

6.4 Recommendations for Policy and Action

1. The City will periodically survey industrial and service commercial lands to determine sites that have become vacant. Where the Plan Summary Map #1 indicates a new use, e.g. residential, the City may initiate a rezoning.

2. For sites that remain in active industrial and service commercial use, businesses will be encouraged to operate in harmony with adjacent properties. The City may periodically refine the zone standards to achieve a better “fit” with surrounding land uses.

3. Create special North Park 1000 Block Commercial Zone to replace S-1 limiting height to four storeys and use to small business/residential. This new zone would allow retail/artisan trades (including space for working and living) or artisans and restaurants. It would exclude taxi offices, escort and entertainment services. There would be no street setback. Floorspace ratio limit would be 1.5:1.

4. In evaluating proposals for rezoning, Council will consider impact on viability of neighbouring parcels:
   - to continue in lawful use, and
   - to achieve redevelopment potential indicated in plan.
7.0 PUBLIC WORKS TRANSPORTATION & PARKING
(MUNICIPAL WATER, SEWERS, SIDWALKS, BOULEVARDS, BIKE PATHS & ROADS)

7.1 Issues and Observations

Water supply is generally adequate. The area is well served by storm drains and sewers.

The bike path within the Vancouver Street boulevard is popular with local residents, especially those with young children. There is support for providing safer on-street space for bike riders, as well.

The one-way street system proposed in the 1981 plan is opposed by residents. Planned road cross-sections are generally acceptable, but more trees and grass should be inserted wherever possible. Street rights-of-way requiring widening to meet City standards for sidewalks, boulevards, bike lanes and traffic are illustrated on Figures 7.4.4 A-C. Current planned street widening for "local" streets and Pandora Avenue "secondary arterial" merit further review. There is support for improved rights-of-way planned for "collector" and "arterial" streets. (Note: These widening policies reflect general City standards; a detailed review by the Transportation Section will determine final cross-section design).

Residents and businesses complain occasionally that there is inadequate parking for visitors and customers. Persons using the Arena, Crystal Pool and Royal Athletic Stadium compete for limited street parking. The problem becomes especially acute at "peak" times of activity when street parking is monopolized by visitors to the sports facilities. There is no support for taking any green space for parking, especially in Central Park. Pool users must be encouraged to use Memorial Arena parking.

The zoning policy of automatically reducing parking ratios close to Downtown is questioned.

Due to the long block dimensions, a mid-block walkway system can add variety and convenience to pedestrians’ daytime environment. It seems to work best when incorporated into large projects or mixed use ones. But it is essential to keep these as open and visible as possible to avoid nighttime crime activities.

The regular "gridiron" subdivision is unlikely to result in requests or justification for panhandle lot subdivision.

Sidewalk and road improvements adjacent to older homes have been neglected for many years, due to an expectation that redevelopment will happen on a large scale. This expectation is no longer viable.

7.2 Goals

1. Provide municipal and public works consistent with a mixed-use residential community.

2. Provide a safe and efficient transportation system.

3. Meet demands for customer and residents’ parking.

4. Design streets that are attractive to pedestrians and cyclists.

5. Maximize safety of pedestrians.
7.3 Objectives

1. A neighbourhood transportation management study is currently underway.

2. Modifications to street to accommodate bicycles in right-of-way are to be made in accordance with Official Community Plan 1995 and the Bicycle Master Plan and Subdivision Bylaw Standards when space permits on Bay, Cook, Quadra, Pandora and Blanshard Streets. Amenities for pedestrians and cyclists, including spaces for trees and boulevards, must be a part of the all streets rights of ways consistent with bylaw standards.

3. Convert the Vancouver Street bike paths to recreational (e.g., children’s wagons, tricycles, etc.) use.

4. New development must supply enough parking to meet all projected demands of resident and customers. (It should also consider addressing deficiencies of existing neighbour where possible).

5. Plant boulevard trees on all streets consistent with the Street Tree Management Plan being prepared by the Department of Parks and Recreation.

6. Minimize commuters’ use of neighbourhood street parking.*

7. Redesign the crosswalk at Caledonia and Vancouver Streets to minimize conflict between pedestrians and Stadium traffic.* Improve overall design of parking lot for safety, appearance and mid-block walkway.

8. Manage traffic to improve safety on Balmoral and Caledonia.*

9. Close driveway access from the stadium parking lot to Green Street.*

10. Review the management of street parking to assure fair access for residents’ needs, e.g., consider a two-hour limit for Vancouver Street adjacent to Central Park.*

11. Increase Crystal Pool patrons using existing lot by incentive “2 hours free with swim ticket”

*These issues will be examined in detail to be as part of a Neighbourhood Transportation Management Plan to be carried out in 1996.
7.0 PUBLIC WORKS TRANSPORTATION & PARKING
(MUNICIPAL WATER, SEWERS, SIDWALKS, BOULEVARDS, BIKE PATHS & ROADS)

7.4 Recommendations for Policy and Action

1. The bicycle signage will be removed from Vancouver Street. The space is to be monitored by the Transportation Section over a defined time period for determination of safety performance, e.g., two-year period.

2. Transportation Section of Engineering Department will include $___ in the core budget to carry out a neighbourhood transportation management plan to address, among other things, the strategies and policies necessary to implement objectives #5, 7, 10, 11, & 12. (Budget allocated; study in progress 96-01-08.).

3. Amend the CA-1 and R3-C zoning to require zoning schedule "C" standards for office use, one space per 65 m$^2$ (700 feet$^2$) for offices; one space per 3 7.5 m$^2$ (400 feet$^2$) for medical; increase residential parking standard from 0.55 space to 1.00 space per dwelling.

4. By way of development approvals (e.g. rezoning, variance permit, development permit, building permit and land use contracts, if they become available) in future, continue to negotiate space and rights-of-way to achieve the City's standards for sidewalks, trees, boulevards and bicycle lanes as illustrated in figures 7.4.4 (For 900 block Pandora see 5.4.7.).

5. In budget allocate funds to:
   - improve street lighting in dark areas, e.g., Pandora Avenue;
   - install boulevard trees along the Vancouver Street frontage of Royal Athletic Stadium parking lot.

6. "Panhandle lot" subdivisions will generally be discouraged in North Park except where a goal(s) or objective(s) of this plan is advanced.

7. Establish exemplary guidelines for walkway design, with special reference to crime prevention through environmental design.

8. Install directional signs on approaches to Crystal Pool identifying parking in arena block.

9. Give priority to replacement and improvement of sidewalks and roadway adjacent to existing character housing. Engineering Department is to provide schedule to neighbourhood.

10. Provide incentives to relieve street parking, e.g., free parking in City lots to Crystal Pool users and "free-fare" bus zone.

11. Change west side of Vancouver Street adjacent to Central Park to two hour parking.
### Legend

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*Not Supported by the Steering Committee*
**Arterials**

Bay, Cook & Quadra – All Blocks in North Park Planned for Widening to Accommodate this Standard

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**SECONDARY ARTERIALS**

Pandora Ave. 900 & 1000 Block widening planned for north side only. No green space to be taken for purposes other than sidewalk or boulevard. (Not supported by Steering Committee)
COLLECTORS have 12 m. width for motor vehicles.

SECONDARY COLLECTORS may be 1 m. narrower for motor vehicles (both have 20 m. right-of-way)

- Caledonia is to be widened (Steering Committee Supports for North Side only)
- Balmoral (All Blocks) To be Widened
- Vancouver (Pandora to Caledonia) To be Widened

Key:

BL – Bike Lane
BLVD – Boulevard with trees and Lamp Poles
SW – Sidewalk
PL – Parking next to curb

Note:
The Official Community Plan establishes the basic road hierarchy and guidelines for boulevards/sidewalk/bike lane format and tree planting not road widths.
(Road rights-of-way are subject to the Subdivision Bylaw).
These illustrations reflect general City standards.
Final cross-section design/specifications are subject to detailed review by the Transportation and Development Section.
8.0 PARKS & RECREATION

8.1 Issues and Observations

The City's 1995 Official Plan suggests a standard of .6 hectare (1.5 acres) of neighbourhood park per 1000 population. Based on it, the open portion of Central Park, plus the Franklin Green, totalling 6.3 acres should be adequate to serve a population of 4,200. North Park is unlikely to approach this level within the next 10/15 years. Relocation of the Crystal Pool to the arena block, could free up space in Central Park to be recycled as parkland.

More recently, the Parks and Recreation Department have proposed a new performance measure of adequacy based on distance. The analysis indicated the need for a new park in the neighbourhood's southwest corner, near the Arena. (This corresponds with the highest density blocks adjacent Downtown.)

The neighbourhood is home to the City's main leisure complex, i.e., Crystal Pool Complex, Arena and Royal Athletic Park. It also accommodates a private school (St. Andrews) adjacent the Franklin Green Park.

In addition, significant facilities are located nearby:

- Central Library
- George Jay School
- YM-YWCA
- New Horizons Centre
- Fernwood Community Centre

Central Park and Franklin Green are considered to be well maintained and equipped. Additional landscaping and updating of play equipment are issues in both parks.

Royal Athletic Park, and to a lesser extent, the Arena, are viewed as regional features. However, negative impacts described are traffic, parking, flood lights and noise from maintenance equipment operated early in the morning.

There is concern about personal security in Central Park. The washrooms are of particular concern. There is no support for increasing the parking area for Crystal Pool by taking away green space.

The expectations for the arena block, to adequately provide a new multiplex, a second ice sheet, a curling facility, a future pool replacement, a parking structure, park space with playground equipment, extended boulevards and mid-block walkway in addition to the new police station, may be too ambitious to be all done well.

8.2 GOALS

1. Provide quality park and recreational facilities consistent with a mixed-use neighbourhood.
2. Cooperate with adjacent neighbourhoods and the School District to make efficient use of public open space and recreation facilities.
3. Incorporate tangible benefits to the neighbourhood when improvements are planned to the Arena, the Pool or Stadium, e.g., community office space.
8.0 PARKS & RECREATION

8.3 Objectives

1. Acquire one additional neighbourhood park to serve residents of the neighbourhood's southwest corner. (This may be a small park containing benches and play equipment.)

- Consider these issues when upgrading Central Park:
  - security and safety of facilities;
  - the need to balance improved parking and landscaping with a conservation of parkland space;
  - Continue to accommodate all age groups in neighbourhood parks.

3. Improve Arena block and Stadium parking lot* to:
  - open views (e.g. remove and replace every other shrub in Thuja hedge with lower height species);
  - provide trees and shrubs at interval within the surface parking lots;
  - more contemporary lighting;
  - create a "streethed" landmark at the Arena's front entrance, facing the Chatham/Caledonia road approach, e.g., mural, flag poles, sculpture;
  - ensure design addresses personal safety (see Section 10.3.5);
  - attractive boulevard improvements with underground wiring to streets surrounding arena block;
  - possible mixed use in the arena block;
  - plenty of underground parking and green space in the arena block;
  - improved appearance and landscaping of curling rink portion of arena block;

4. Improve the Royal Athletic Stadium block's perimeter landscaping and fencing to offer greater interest to passersby (e.g. plant ivy and other landscaping to minimize fence impact).

5. Parking and access for City's leisure complex should take pressure off neighbourhood streets. See also Section 7.3 and 7.4.

6. Any maintenance operations of the City's leisure facilities involving noise disturbance should continue to be carried out as considerately as possible.

7. Establish community office space facilities, meeting room, youth club space, outdoor and indoor recreation space.*

*Note: The parking lot design guidelines illustrated in Appendix 9.4.5 are to be applied to both sites.
8.0 PARKS &

8.4 Recommendations for Policy and Action

1. A portion of the Arena block should be devoted to a public green space, with benches and play equipment. An allocation of funds for this purpose is to be included in the 1998 budget.

2. A concept plan, in consultation with the neighbourhood, budget and implementation schedule for improvements to Central Park, the Arena block and Royal Athletic Park, is to be prepared, incorporating the items described in Objectives 8.3.2, 8.3.3, 8.3.4 and 8.3.5. (To be developed following Council decision on Arena Block/Multiplex issue).

3. Allocate funds for updating Central Park facilities, excluding renovations to washrooms and pathway lighting.

4. The City is to explore strategies to make Royal Athletic Park more available to free community use when not programmed for use as a stadium.

5. Even though there is sufficient parkland in the neighbourhood, if Royal Athletic Park's parking lot is developed for residential, there should be a reservation of sufficient land for a tot lot as a condition of approval. This should be located either on the Vancouver Street end of the block or in conjunction with the mid-block walkway.
Due to the increasing population, great importance is placed on trees, grass and "soft" landscaping, as opposed to hard surfaced areas.

Most residential projects now provide private recreational space within their buildings, as well as private yard space. The "Do It Centre" building has a seniors’ day care centre; Balmoral Gardens contains a meeting room.

Some new projects however, are thought to have insufficient recreational space for children's play; amenities "tossed in" are often too small.

There is concern that pressures for more parking will result in disruptive, surface parking lots...at the expense of landscaping.

Due to the long block dimensions, a mid-block walkway system can add variety and convenience to pedestrians’ daytime environment. It seems to work best when incorporated into large projects or mixed-use ones.

9.1 Issues and Observations

9.2 Goal

1. Provide a variety of private recreational facilities to meet resident needs for meetings, games, etc.

9.3 Objectives

1. All apartment projects are to design their open space to reflect the needs of their residents.
2. All major apartments should provide recreational meeting space for residents.
3. Surface parking lots should be designed to avoid large areas of unrelieved parking, e.g., pockets of trees separating small areas of parking
9.0 PRIVATE OPEN SPACE AND RECREATION

9.4 Recommendations for Policy and Action

1. Front yard areas are to emphasize traditional residential qualities, e.g.
   - soft landscaping;
   - front porches and windows.

2. The R3-C zoning is to be amended to require:
   - For large sites, e.g., 4000m$^2$ + (43,000 ft.$^2$), an open space at least 10m by 10m shall be provided that is unencumbered by parking, driveways or structures at ground level;
   - No surface parking pad or aisle shall be sited closer than 6m from a street.

3. When City Council approves a substantial variance, the building permit will include a condition for a "cornerstone" statement, visible from the building's entrance, describing the variance and the reason for its approval.

4. Establish design guidelines for surface parking as illustrated in Appendix 9.4.5.

5. See also Urban Design Chapter.
10.1 Issues and Observations

The neighbourhood's grid road pattern is offset along its north, west and south boundaries. As a result, many of the vistas along the streets offer a "streethead" site to approaching traffic; an opportunity to design a landmark feature.

The "VERFA" office building at Pandora and Quadra is a recent example of a design that addresses the need for sensitive building and landscape design. The design conserves an important street vista to a heritage landmark, it creates semi-public open space and relates to the positive design aspects of surrounding buildings.

Quadra Street features an interesting collection of heritage designated church landmarks, two of which are in North Park. The "Harris Green-Quadra Axis" development permit area was established to enhance this unique feature.

There is concern that the new development will clash with or overwhelm a heritage building. For a delicate skyline feature like a bell tower, the height and bulk of new surrounding buildings can have a major impact.

Some new apartment buildings seem "faceless" and sterile.

In the traditional housing blocks, buildings have been relatively low (2-3 storeys). The older homes feature a very attractive street relationship...with gardens, porches, front doors and windows...all in friendly proximity to the street.

Similarly, the commercial buildings have traditionally positioned shop windows rather than parking lots along sidewalks.

Sensitive new development will mirror these traditional features.

10.2 Goals

1. Strive for excellence in design of buildings, landscaping and public space.

2. Conserve skyline quality of heritage church landmarks with attention to views within the neighbourhood, as well as distant views.

3. Create an attractive sidewalk environment.

4. Encourage housing design that gives an articulated form to separate units.

10.3 Objectives

1. Give special design consideration to development applications located within a 90 metre radius of First Metropolitan United Church and St. John the Divine Anglican Church to ensure that the height, setbacks, siting and overall massing new buildings respect the visual prominence and character-defining importance of these heritage landmarks.

2. Ensure rezoned projects are built as presented at public hearing.

3. Take advantage of "streethead" sites to create landmark features.

4. Maintain a feeling of personal safety in the built environment.

5. Recognize that the Cook Street commercial sector, north of Pandora Avenue should be treated in a unified manner (both sides of street) and not as a hard “edge” to the neighbourhood.

10.3 Objectives con’t
10.0 URBAN DESIGN

10.4 Recommendations for Policy and Action

1. The R3-C zoning is to be amended to reserve its current height limit of 37m (121 ft.) and 3.0:1 density, only for large sites, e.g., 4000m² + (43,000 ft²). For smaller sites the height limit would be 7 storeys, 22m (72 ft.) and density would be limited to 2.1: 1.

2. Council may grant variances to the above standards where it concludes that a proposal advances community objectives.

3. Project design will be evaluated by reference to the City's:
   - Advisory Design Guidelines; and
   - Social Planning Development Guidelines.

   Emphasis will be placed on aspects of skyline, "CPTED" (Crime Prevention Through Environmental Design) and the relationship between public and private space.

   In all project designs:
   - ensure that landscaping does not create entrapment spots;
   - ensure that safety and security is included as a review criterion in the design and development of new structures in the neighbourhood;
   - design of buildings and landscaping will incorporate the physical components of safety and security, e.g., appropriate and adequate lighting.
   - Consider massing back the upper floors from street boundary, especially above third floor level.

4. In the design of the public realm, emphasis will be given to providing appropriate street furniture and sidewalk surface material, as well as reasonable distance or screen effect between pedestrian and traffic.

5. To achieve a cohesive framework to Harris Green Park, Development Permit Area 8 (Quadra Street Axis) should be extended to include the lots fronting Pandora Avenue east to Cook Street and renamed: "Harris Green & North Park Development Permit Area". (See Appendix Map 4.4.3)

6. For design of commercial buildings refer to Part 5.4.1.

7. Where rezoning occur, City is to secure the approved design by means of Development Permit, Development Variance Permit or other mechanism.

11.0 EDUCATION

11.1 Issues and Observations

St. Andrews private elementary is the only private elementary school within the neighbourhood. It is walking distance to Blanshard and George Jay Elementary. Central Junior High School and Victoria High School are also nearby. Blanshard and George Jay have a combined capacity for over 1100 students; 1995 enrolment was 630.

11.2 Goal

1. Make efficient and effective use of schools.

11.3 Objective

1. Promote housing that appeals to families with children.

2. Make more community use of existing schools.
11.4 Recommendations for Policy and Action

1. Maintain on-going co-operation with School District planning.

2. Investigate potential for joint use agreement to provide community access to schools.

12.0 SOCIAL PLANNING AND SAFETY

12.1 Issues and Observations

This area has a high concentration of families with children of all ages. Access to park space at Central Park and the Crystal Pool in the centre of the area are an asset to the neighbourhood. Central Park serves all age groups and existing play equipment is well utilized by children and teenagers and older kids.

There are many regional recreational facilities in North Park area that serve the entire City but do not necessarily provide programs for the neighbourhood.

There is a concentration of several new housing projects in a two-block area and it will take time to integrate these families into the neighbourhood. This will, as well, place increased demand on local services.

The new police station will be providing community meeting space, although there are several other identified community meeting spaces in the neighbourhood (e.g., churches).

The new police station that will be built on the arena block will pose some advantages and disadvantages to the area.

The perceived advantages are: access to community meeting space, and possibility of more green space with landscaping and a walkway. Some feel there will be less violence in the area with the physical presence of the station in the area.

The perceived disadvantages are: the transients that are in the drunk tank will be let out in the morning and may head downtown to panhandle, passing through the fringes of the neighbourhood. Increased traffic and parking will also have an impact, even though some underground parking will be provided. The Crystal Pool is very functional and has special spaces for small children as well as for other age groups.

Royal Athletic, Park, being a regional facility and not open-free to the public, is not considered an asset to the neighbourhood. Noise and bright lights are considered a detriment to the area. (Particularly late-night activities allowed over the objections of the neighbours.) Royal Athletic Stadium could be made much more friendly to the neighbourhood by providing direct access or at least visual access to portions of the site when not in use for organized activity.

Future new family housing developments must be required to provide play space and green space for children.

The predominantly family-oriented character of the neighbourhood should be maintained, especially with single-family housing being the predominant housing type in designated areas.

The community has welcomed a large proportion of group homes and social housing projects, and would like to see new facilities spread throughout the Capital Regional District.
Neighbourhood safety programs such as Neighbourhood Watch and Block Parent should be encouraged.

Based on information supplied by school district, George Jay's 1992 enrolment was 424; its capacity is 750-800. The district is currently reviewing the capacity with the Ministry of Education.

### 12.2 Goals

1. To promote the overall safety and well-being of the North Park neighbourhood.
2. To guide development in relation to community, neighbourhood and individual needs.

### 12.3 Objectives

1. Foster community development creating a sense of neighbourhood.
2. Promote opportunities for a range of people to live, work and play.
3. Further safe, secure, healthy and accessible environments.
4. Increase the provision of a range of human services and respond to identified gaps in service.
5. Encourage neighbourhood organizations to be inclusive of all minority and income groups in their membership.
6. Design the physical environment to be as barrier-free as possible.
7. Recognize neighbourhood diversity

### 12.4 Recommendations for Policy & Action

1. Maintain and strengthen existing community organizations and groups; develop links and networks between them and outside resources.

2. Ensure that landscaping and mid-block walkways do not create entrapment spots.

3. Ensure that safety and security is included as a review criterion in the design and development of new structures in the neighbourhood.

4. Implement safe routes to school in North Park.

5. Parks and Recreation Department implement a safety and security checklist of current parks. It will develop and apply a park specific safety audit.

6. Encourage neighbourhood groups to continue to develop partnerships and work collaboratively to respond to gaps in community services.
13.0 DEFINING BORDERS

The present borders are Bay, Cook, Pandora, Amelia, Cormorant, Blanshard and Dowler Streets. Surrounding neighbourhoods are Hillside-Quadra, Fernwood, Harris Green, Downtown and Burnside. No changes are recommended.

14.0 PLAN MONITORING

14.2 Goal

1. Keep the plan as valid as possible.

14.3 Objectives

1. The North Park Neighbourhood Group, with Planning Department, is to carry out an annual review to identify main weaknesses and amend accordingly.

2. Annually review rezoning approvals for cases where a development has not gone ahead after two years. (This is especially important for cases where density has been transferred.) Where the zoning is concluded to be inconsistent with the plan, the city would initiate a more appropriate zoning.
15.0 IMPLEMENTATION

15.1 Official Community Plan Changes to be Initiated by Council

Development Permit Area #8 is to be extended to include:
- Amelia Street "heritage" buildings; (4.4.3)
- Pandora Avenue lots east to Cook Street;

and to be renamed: "Harris Green & North Park"
Development Permit Area (10.4.5).

15.2 Zoning Changes to be Initiated By Council (see Appendix Map 15.2)

1. Rezone to CR-C based zone, C-1 lands fronting Cook Street between Pandora and Caledonia (5.4.1). Note: The zone will exempt “local” streets, e.g. Mason from minimum width standards.

2. Amend the CA-1 to require full Schedule "C" parking standards for office use and one space per dwelling (7.4.3) and limit height to four storeys (5.4.6 & 7) and limit office use to 1:1 f.s.r.

3. Rezone vacant industrial and service commercial sites to encourage residential redevelopment (6.4.1) except for North Park 1000 block ... (See 5.).

4. Amend the R3-C:
- to require full Schedule "C" parking standards for office use and one space per dwelling (7.4.3);
- to require an open space at least 10m X to require surface parking spaces or aisles to be sited at least 6 m from a street (9.4.3);

5. Replace S-1 Zone in 1000 block of North Park Street with a new zone that facilitates mixed use residential and artisan trades (6.4.3).
Applications for planning approvals will be evaluated using the policies in this plan.

Design of approved projects will be secured, e.g., by Development Permit (10.4.7).

The following categories of uses and densities are based on the Plan Summary Map. Although references are made to general zoning categories, it will be necessary to negotiate special zones to meet particular requirements, e.g., for siting.

1. In these areas: single family, duplex and conservation of older housing by means of conversion to triplex, etc., (with condition of no exterior changes) can be expected under the R-2 zone. Some rezoning may be considered on an individual merit basis:
   - ① "Small Lot" single family zones:
   - ② R-J townhouses (same density as duplex),

2. In these areas redevelopment for townhouses or apartments may be considered for rezoning on individual merit basis:
   - ① = R-K townhouse (0.6:1 f.s.r. and 2.7 storey height limit) (see Plan Summary Map #1);
   - ② = R-K townhouse (0.6:1 f.s.r. and 2.7 storey height limit); Note: For the stadium parking lot site, on Caledonia Avenue, this may be increased to the ③ category for co-ops (3.4.1);
   - ③= the R3-A1 apartment and townhouse zone (1.2:1 f.s.r. and three storey limit);
   - ④= the R3-AM apartment and townhouse zone (1.6:1 f.s.r. and four storey limit).

3. Expansion of C1-FS zoning (free-standing food sales) is not encouraged (5.4.2).
4. Small-scale commercial zones, e.g., C1-CR, distributed throughout the neighbourhood to cater to nearby "walk-in" residents (5.4.4).
5. Expansion of community institutions (5.5.5).

* Note: Rezoning for small lot single family dwellings will be accepted throughout the neighbourhood, based on City wide policies, subject to a floor space ratio limit of 0.55:1. (The floor space ratio in this zone is to be defined as excluding basement floor area on a proportional basis, related to its distance below grade, e.g., where a basement wall is 60% below ground, 60% of the floor area of the basement will be exempt from a calculation of floor space ratio.)

15.4 Variance Applications

1. Zoning requirements may be varied to encourage heritage conservation (4.4.4);

2. Expansion of community institutions (5.5.5);

3. Substantial variances (as determined by Council) will be recorded on a cornerstone or other prominent location for public information (9.4.4);

4. For R3-C zone sites of 4000 m2 or smaller allows height of up to 27 m or 9 storeys (whichever is lesser) and f.s.r. of up to 3.0:1 and site coverage of up to 33 percent where community objectives are advanced (10.4.2).
## 15.0 IMPLEMENTATION

### 15.5 Design Review

1. Development Permit applications will be sensitive to heritage landmarks and character streetscapes (4.4.2).

2. Ensure walkways are designed for maximum security for times of use (7.4.8), have adequate width and light conditions (9.4.2).

3. Traditional residential front yards are encouraged (9.4.1).

4. Project design will reference:
   - Advisory Design Guidelines
   - Social Planning Development Guidelines.

   Overriding concerns are skyline, safety (CPTED) and the public/private space relationship, especially the relationship with neighbouring properties (10.4.3) (12.4.3).

5. Commercial buildings should emphasize the shop frontage/sidewalk relationship by:
   - not siting parking between the building and the street;
   - providing enough space for planned public sidewalk, boulevards and bike lanes along streets (5.4.1).

6. Design open space and walkways to be free of "entrapment" spots (12.4.3).

### 15.6 Further Research & Program Development

1. The Planning Department will carry out a heritage evaluation to replace appendix map 4.4.1 with appropriate changes to the Heritage Registry (4.4.1).

2. The Transportation Division will monitor the safety of the cyclists on Vancouver Street, following removal of the bicycle signage (7.4.1).

3. The Transportation Division will carry out a travel management plan.

4. Establish design guidelines for walkways for maximum-security (7.4.8).

5. Prepare a concept plan, budget and timetable for improvements to the City's three block "leisure complex": the arena, Central Park and Royal Athletic Park (8.4.2).

6. Work with school administration to achieve expanded community use of schools (11.4.2).

7. Strengthen community organizations and community development (12.4.1).

8. Work with schools to develop "safe routes to school" (12.4.4).

9. Carry out a safety and security check of parks (12.4.5).

10. Neighbourhood groups will work together to fill gaps in community services (12.4.6)

### 15.7 Subdivision

1. Panhandle lot applications are generally discouraged (7.4.7)
15.0 IMPLEMENTATION

15.8 Capital Work

1. The Engineering Department will establish a program of improved street lighting where warranted (7.4.6.1).

2. Install boulevard tree planting along Vancouver Street frontage of Royal Athletic Stadium (7.4.6.2).

2. Install benches and playground equipment in the arena block by 1998 (8.4.1).

3. Attention will be given to street furniture, sidewalk surfacing and security of pedestrians from traffic (10.4.4).

15.9 General

1. Negotiate additional public space along streets illustrated in figures 7.4.4 A, B and C and map 7.1 to achieve standards for sidewalks, boulevards, trees and bike lanes (7.4.4).
### 16.0 Action Schedule

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*REVISED SEPT. 12/96*
The following design guidelines identify design issues important to the North Park neighbourhood for developers proposing new housing developments in this neighbourhood. They are adapted from the City of North Vancouver Garden Apartment Guidelines for the Lonsdale Area approved by the North Vancouver City Council on May 8, 1988 (Revised February 21, 1994).

1.0 Solar Orientation

The design of new residential projects should consider the effects of climate and solar orientation. Exposure to direct sunlight for primary living areas within the new project and for existing adjacent residences and private outdoor spaces, will affect the location and height of buildings, their relationships to open spaces, the orientation to streets, and the type of landscaping.

Projects should be oriented so that a majority of primary living spaces receive direct sunlight for the daylight hours. In new developments buildings should be positioned and scaled to minimize the impact of shadows on adjacent redeveloped properties and within the project.

Landscaping and building architecture should be designed to provide penetration of sunlight in the winter.

Primary Window Orientation:
To ensure adequate light, where possible units should be oriented with primary window openings facing to the south and west and/or east. Units with a north primary orientation should be balanced with a second aspect oriented toward a sunny orientation.

Solar Access of Existing Residences:
New buildings should not be located in positions that will result in substantial shading of existing adjacent private open spaces that presently have substantial sun exposure enjoyed by the occupants. This guideline is intentionally flexible to discourage shading of adjacent redeveloped properties while retaining for the review process a decision based on the circumstances of each case.

Frontage

New development should:
- Create an incremental rhythm by visually breaking the larger massing into smaller individual components to express strong unit identity and to relate to the characteristic frontage of the area.
- Avoid a long continuous facade frontage and respect the rhythm of the existing streetscape.

3.0 Parking

The handling of off-street parking is one of the most important site planning and design issues. The basic criteria concerning driveways and garages are that they should have minimum impact on the pedestrian character of the street, and they should not raise the first floor of units facing the street above three feet above the nearby sidewalk's grade. Also, common driveway access should be used rather than individual driveways wherever possible.

4.0 Orientation to the Street

One of the most important characteristics shared by the older homes, is their relationship to the street. Homes typically orient towards the street situating important elements such as the front door, gables, large windows, porches and verandas in this direction.

Whenfronting one street, new development should:
1. Orient structures toward the street;
2. Locate entry doors facing the street;
3. Incorporate a covered porch or veranda to the street entrance of a unit.

When located on corner site, new development should:
4. Orient structures on corner lots towards
both streets - "turn the corner";
5. Orient entries for some units to the second street.

5.0 Open Space

Design and locate open spaces, such as courts, gardens and large landscaped areas, to work as part of a comprehensive system of spaces in the development.

Design common open spaces to provide for maximum use by all residents in a development.

In designing open spaces, especially courts, consider the following:

1. **Orientation**: Orient to sunlight and provide good physical and visual access to the sidewalk.
2. **Dimensions**: Design as adequate for seating, planting, etc., but not so large as to appear barren and uninviting.
3. **Seating**: Provide comfortable height and depth, and appropriate arrangement.
4. **Pavement**: Use nonglare, nonslip, and safe surface materials.
5. **Trees and Planting**: Consider provision for shade and sun. Use to create space and define human scale. Provide protection from wind.
6. **Barrier Free**: Provide accessible areas for handicapped.
7. **Amenities**: Use pedestrian scaled lighting and other features.
8. **Physical Access**: Insure ready physical as well as visual access with special attention to elevational difference, and
9. **Enclosure**: Use landscaping or structure to provide a sense of enclosure.

6.0 Landscaping

1. Existing prominent landscape features such as mature trees and hedges should be retained wherever possible.

2. Tall, columnar evergreen trees at building entrances and along walkways are discouraged because they provide places of concealment. Should evergreens be existing or particularly desirable for other reasons, consideration should be given to trimming their lower limbs.
3. All landscaped areas and walkways should be well lit for both safety and security.
4. Screen private yards with open rather than solid fences.

7.0 Fences and Hedges

Elements used for creating privacy and screening between different activity areas should work harmoniously with adjacent building materials, as well as the overall streetscape character. Fences visible from a street should not be "good neighbour" or solid fences, but rather open ones to permit surveillance from nearby units and sidewalks. These should be treated as an integral part of the architecture of the development. The materials, colours and detailing should draw from the buildings they surround or adjoin.

Certain landscape materials, especially broadleaf evergreens, provide excellent hedges or screening materials. The heights of such hedges are dependent upon their location on the site and their intended function. As with fences, hedges or other screens visible from a street should not be solid, unless below eye level. Hedges located at interior side property lines may be taller. Proper maintenance of hedges, as well as other landscape materials is important.

Tall columnar evergreen trees at building entrances and along walkways are discouraged because they provide places of concealment. Should evergreens be existing or particularly desirable for other reasons, consideration should be given to trimming their lower limbs.
APPENDIX
Map 4.4.1
CHARACTER BUILDINGS

Note:
These buildings are not considered "heritage" at this time but may be considered (with others) when the heritage inventory is updated. Developers should consider alternatives to demolition such as incorporation of the building in new development or moving it to another site.
APPENDIX
Map 4.4.3
DEVELOPMENT PERMIT AREA 8
HARRIS GREEN AND NORTH PARK, QUADRA AXIS
NEW ZONE FOR 1000 BLOCK NORTH PARK

Lots Presently in the S-1 Zone, Limited Service District

PERMITTED USES

The following uses are permitted (from current S-1):

- Bakeries
- Banks and other financial institutions
- Churches and places of worship
- Professional services
- Carpet cleaning
- Clubs
- Dye works and dry cleaning
- Laundries
- Milk processing and distribution stations
- Printing and publishing establishments
- Restaurants
- Tire vulcanizing
- Wholesale and retail sales
- Offices
- Servicing and repair of goods

Additional Uses From the CA-3C, Old Town District are added:

Trades requiring artisan skills, but not offensively dirty or noisy in their operation; including without limiting this generality leatherwork, jewelry, weaving, metal sculpture, seamstress work, tailoring, ceramics, stained and beaded glasswork and all forms of graphic art.

In addition, residential use is permitted as a separate use or in combination with any of the above listed uses.

Other regulations borrowed from the S-1 zone are as follows:

- Site coverage: maximum 60 percent
- Floor space ratio: maximum 1.5:1
- Siting of buildings: Except for corner lots, no street setbacks are required. For a corner lot to secure view lines, no building shall be sited closer to an intersection of two streets than a diagonal line connecting points three metres distance from the intersecting point. This section does not apply to any part of a building which is below the elevation of the intersection point, nor more than three metres above it.
New regulations are as follows:

Height limit: Four storeys/12 metres

Setbacks:  
  a) Street Nil*
  
  b) Internal Side 3 metres or 1/2 building height, whichever is greater
  
  c) Rear 3 metres or 1/2 building height, whichever is greater
  
  d) Parking Is required in accord with Schedule C and must be sited in a side or rear yard

*Note: This setback may affect future road right-of-way adjustments (see Figure 7.4.4.C).
PARKING AND DRIVEWAYS

- Surface parking must be accommodated in small areas defined by curbs, landscaping and screening elements. Parking stall clusters should not exceed 12 spaces.

- The area between the surface parking and the building face should be landscaped.

- Landscaping must strike a balance between personal safety and aesthetics. Significant numbers of trees and shrubs must be planted to soften the lot's appearance. There should be a curbed island at the end of each row of stalls containing two shade trees. Trees must be protected from damage by appropriate siting and wheel stops e.g. align trees between spaces. All planted areas must be irrigated. No stall should be farther than 12m (40 feet) from a shade tree.

- Alternatives to asphalt paving for parking lots, driveways, and walkways are desired, from both an aesthetic and environmental point of view. Combinations of unit paving and concrete are recommended. Creative mixing and patterning of pavement is encouraged. Paving materials should be consistent with those used in adjacent public open space in order to integrate public and private open space. Parking areas should be designed to facilitate public use after business hours.

- Safety and Security must be paramount. Lighting... levels, uniformity and maintenance standards should reinforce personal safety.

- Sight lines... should be clear and open to eliminate “entrapment” or isolated conditions.

The face of parking garages should not be sited along street frontage if it can be avoided. Entries should be designed to harmonize with adjacent buildings. Garages should be architecturally integrated with buildings and employ natural lighting and ventilation where practical. Ventilation equipment should be located to minimize noise in surrounding public areas. Natural surveillance from nearby streets and public areas is highly desirable.
GUIDELINES TO ENHANCE QUADRA ST HERITAGE LANDMARKS
APPENDIX 12.1

NORTH PARK
Community Resources
Revised December 23, 1993

1. Churches

St. John the Divine Church, 1611 Quadra Street
First United Church, 932 Balmoral Avenue
Glad Tidings Pentecostal Church, 1800 Quadra Street
* Metropolitan United Church (Harris Green), 907 Pandora Avenue
* St. Nicholas Ukrainian Church, 1112 Caledonia Avenue
Chinese Presbyterian Church, 816 North Park Street
Queen's Apostolic Church, 804 Queens Avenue
Open Door Spiritualist Church, 1600 Cook Street
Transcendental Meditation Centre, 1270 Pandora Avenue

2. Social Services

* "The Open Door", Metropolitan Church, 1405 Quadra Street
* Glad Tidings, monthly breakfasts, 1800 Quadra Street
* Upper Room (Harris Green), meals, 919 Pandora Avenue
* Anawim, homeless, 973 Caledonia Avenue
* "The Gathering Place", drop-in for teens (evenings), 832 Cormorant Street
* W.I.N. Thrift Store, used goods/liaison with Transition House, 1803 Cook Street
* Multiple Sclerosis Society, 1004 North Park Street
* North Park Volunteer Services, North Park Manor, 875 North Park Street
* "The Farm", work/lodging/gardening therapy for street community, Mason Street
* Youth Detention Centre, Cook Street at Princess (Fernwood)
* Victoria Street Community Association, outreach to street people, housing, anti-poverty lobbyists, Quadra Street at Mason
* Project Literacy, 1144 Fort Street
* Kiwanis Youth Shelter, 2117 Vancouver Street
* Island Pastoral Care, 932 Balmoral Avenue
* Alanon, Divorce Life Line, 932 Balmoral Avenue
* Project North Victoria, 1611 Quadra Street
* Ministry of Social Services/Aboriginal Affairs, 1250 Quadra Street

3. Community Housing

- Dowler Place, seniors housing, Dowler Road
- Cubbons, seniors and singles, 1035 North Park Street
- Rotary Housing, family/seniors/handicapped, Quadra Street at Caledon

APPENDIX 12.1 - 2 - North Park Community Resources

- Balmoral Garden Court, family/seniors/handicapped, 921 North Park Street
- M'Akola Housing Society, 1158 North Park Street
Bethany Court, next to Glad Tidings Church on North Park Street
Center Court, seniors and families, 1000 Block North Park Street
St. John's Court, seniors, 1600 Block Quadra Street at St. John the Divine Church
North Park Manor, 875 North Park Street

4. Recreation

Local Facilities
- Franklin Green Park, behind Wellburns, Mason
- Opal Street intersection
- Central Park - 2 playgrounds/tennis courts, Quadra St.
- Baseball diamonds, Central Park
- Church halls - meetings, recreation
- Outdoor St. Andrew's School, 1002 Pandora Avenue

Regional Facilities
- Memorial Arena, 1925 Blanshard Street
- Royal Athletic Park, 1014 Caledonia Avenue
- Crystal Pool, 2275 Quadra Street
- Victoria Curling Club, 1952 Quadra Street

* Compost Educ. Centre (Tu-Sa, 9-5), 1216 North Park

5. Restaurants

- Dowler Place, seniors housing, Dowler Road
- M'Donalds, 980 Pandora Avenue
- Vietnamese Gardens, 1515 Cook Street
- The Red Mango, 1725 Quadra Street
- The Gathering Place, 832 Cormorant Street
- Amelia Street Bistro, 1527 Amelia Street
- Earl's, 1703 Blanshard Street (at Fisgard)
- Overtime Restaurant, 1859 Blanshard Street (at Caledonia)
- Victoria Curling Rink Cafe, 1900 Block Quadra & Green Streets
- The Last Lap (Crystal Pool Cafeteria), 2275 Quadra Street
- Szechuan Restaurant, 853 Caledonia

6. Schools

* George Jay, elementary/public, 1118 Princess Avenue
- St. Andrew's School, elementary/private, 1002 Pandora Avenue
- Canadian College for Chinese Studies (acupuncture element), 853 Cormorant St.
7. **Health**

* C.R.D. Health Unit, 1947 Cook Street  
  Psychological Testing Centre, 1000 Block Balmoral (& Vancouver)  
  Cubbons, adult senior daycare, 1035 North Park Street  
  Heritage Health Clinic, 955 North Park Street  
  Mary June Stephenson, Denturist, 1923 Quadra Street

8. **Other Services**

* M’Calls Funeral Home, (Harris Green), 1400 Vancouver Street  
  Sands Funeral Home, 1803 Quadra Street  
  The Sierra Club, environmental awareness, 1525 Amelia Street  
  Jazz at Amelia's, 1527 Amelia Street  
  Kidco Dance Studio, 831 Fisgard Street  
  Art Studio, 800 Block Fisgard Street, next to Earl’s  
  Poor Richard’s Books, 968 Balmoral Avenue  
  Hayward Thompson Funeral Home, 1625 Quadra Street  
  Xchanges Gallery & Studios, 981 North Park Street  
  Girl Guides of Canada, 938 Mason Street  
  Community Social Planning Council, 930 Mason Street

9. **Child Care**

  * First United Church, 932 Balmoral Avenue  
  * Crystal Pool, 2275 Quadra Street  
  * Preschool at First United Church, 932 Balmoral Avenue  
  * Blanshard Building, Ministry of Health- daycare centre, Blanshard/Pandora

10. **Food Shopping**

  * Comer Store at 2224 Quadra Street  
  * Wellburns, grocery store, free delivery for seniors, Pandora A venue at Cook Street  
  * Red Mango Market, 1725 Quadra Street  
  ** Cook Street Grocery, 2005 Cook Street  
  * Harry's Flowers, 1802 Cook Street
11. Information, Emergency Help, etc

Need Crisis and Information Line, no location specified (confidential), 386-6323
Police station (planned for arena block)

12. Community Centres/Buildings

Outside the area but within walking distance:

- Fernwood Community Centre, 1240 Gladstone Avenue
- Blanshard Community Centre, 901 Kings Road
- YM/YWCA, 880 Courtney Street
- Central Library, Broughton and Blanshard

13. Associations

- Park Citizens' Group, c/o Lori Lust & Joanna Hagar, Poor Richard's Books, 968 Balmoral Avenue, 384-4411.
- Fernwood Community Association, 1923 Fernwood Road
- Blanshard Community Association, 901 Kings Road
- Balmoral Garden Court Residents Association, 921 North Park Street
- Victoria Street Community Association, 1517 Quadra Street

14. Social Issues/Gaps (Identified by workshop #5 participants)

- Place for young teens to gather (the "Gathering Place" restaurant has a teen "drop in" in the evenings)
- Co-op housing
- Family daycares
- Need access to universal recreation without fees
- Block parents
- Neighbourhood watch
- Cultural facilities
- Moms'n'Tots (Parents'n'Tots) program
- First United Church has recently received 40+ new families, means more facilities for families will be needed in area as population increases

* ....................... locations outside neighbourhood

** ....... ...... ..... “for profit” agencies outside neighbourhood
## North Park Plan Draft 96.06
### Implementation Budget Estimates

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**Notes:** These budget estimates are approximate.

Revenue source will be identified as part of the City's annual budget process.

* Estimate provided June 27/96
** Road Improvements are considered long-term and therefore beyond the scope of this plan
*** Monitoring does not add additional costs.
APPENDIX

MAP 15.2: NORTH PARK PLAN ZONING CHANGES TO BE INITIATED BY COUNCIL

LAND USE, DENSITY & ZONING POTENTIAL

- **PRIMARILY RESIDENTIAL**
  1. Single family, duplex, conversion to suites & limited townhouse (R1S,R2 or R3)
  2. Townhouses (6K plus #1)
  3. Townhouses & 3-storey apartments (R3A)
  4. Townhouses & 4-storey apartments (R3AM)

- **MIXED USE RESIDENTIAL, COMMERCIAL & INSTITUTIONAL**
  5. 2-3 storey (C1-C3 or C6-C8 TYPE)
  6. 4 storey (C1)
  7. Pandora Ave. 4 storey (based on C1A)
  8. 5 storey (C3 or C4)
  9. 7+ storey (based on R3C)

- **MIXED USE SERVICE, RESIDENTIAL, COMMERCIAL & INSTITUTIONAL**
  10. Light industry or townhouse (R2 or R3)
  11. Service station or townhouse (CIS or R1)

- **HERITAGE BUILDINGS (SEE ALSO APPENDIX MAP 4.4.1)**
  - Orcharnerd Heritage Building
  - Heritage Property Building

- **URBAN DESIGN FEATURES**
  - Traditional skyline landscape
  - Height restriction area within surrounding landscape

- **TRANSPORTATION**
  - Local route of way (C11)
  - Local route (C11)

FILE NP-LUS-Z.DWG DATE - SEPT. 1996